

Delkus Towers Condominium Association, Inc.
6725 Harding Avenue – Office, Miami Beach, Florida 33141

Notice of Special Assessment Meeting

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that a Special Meeting of Board of Directors (“Meeting”) will be convened, as follows:

AGENDA

DATE: July 28, 2022
TIME: 7:00 PM
LOCATION: 6725 Harding Avenue – Recreation Room, Miami Beach, FL
Via Zoom Instructions:
Join Zoom Meeting:
Meeting ID: **Passcode:**

- I. Call Meeting to Order
- II. Establish a Quorum
- III. Approve Previous Meeting Minutes
- IV. Old Business
- V. New Business
 - A. Evaluate Association’s Financial Position
 - B. Evaluate additional 40-year re-certification requirements
 - 1. Additional Restoration Costs - South Coast, per attached Exhibit “A”
 - 2. Additional Engineering Costs – ACG, per attached Exhibit “A”
 - 3. Eco-Terra Costs – Catwalks and Interior
 - 4. Other Additional Work Required, per attached Exhibit “A”
 - a. Florida Power & Light East Cables, and Vault issues
 - b. Engineer for Railing Costs
 - c. Replace Railings to code (Plus 15% inflation)
 - C. Levy Special Assessment to cover additional expenses, per attached Exhibit “B”
 - D. Set terms of Special assessment, 4 equal payments, per attached Exhibit “B”
 - E. Unit Owner Questions and Answers
- VI. Adjournment

If you have any questions, please call at 305-519-4253 or via e-mail to c.kremen@associationmgtgroup.com.

By the Board of Directors
Delkus Towers Condominium Assn., Inc.
Dated: July 14, 2022

EXHIBIT "A"
DELKUS TOWERS CONDOMINIUM ASSOCIATION
Special Assessment Detail

	ESTIMATED COSTS**
Additional funds needed as stucco estimates in the original plan have been more and are required to complete the concrete restoration, drywall repairs, and crack repairs to the entire building. Post tension cables were not shown in the plan drawings submitted and the repair of post tension cables has been an additional unforeseen and unbudgeted cost related to the structural repairs for the 40-year recertification.....	\$145,000
Interior Phase I: Strengthening the 189 pocket posts on the existing railing system was not sufficient to pass the 40-year recertification. The railing system on floors 3,4,5, and 6 has to be replaced because it is not up to code. Estimates to replace railing system and Engineering work to draw up the plans.....	\$70,000
ACG (Structural Engineering Fees) above original estimate due to additional time spent with Post Tension Cables, FPL initial issues, railing issues, more work on balconies).....	\$17,500
FPL Issues, Electrical work, and Electrical Engineer Recertification:	
(1) FPL is charging Delkus to cover transformer and cables on East side because there is not enough variance (distance) between our building and the FPL posts to hang the swing stage for the work required.....	\$18,000
(2) FPL is charging Delkus to de-energize their vault located in the garage as it is necessary to place support braces inside the FPL vault for post tension repair work required in West side balconies.....	\$48,000
(3) Estimate of Electrical work needed to energize the building while the vault work is being done. Quotes have not been obtained yet. Could be higher than this amount.....	\$25,000
(4) Electrical Engineer to certify final work for 40-year recertification.....	\$4,000
(5) ACG (structural engineer estimated additional costs to finish after FPL issues)	\$7,500
TOTAL	\$335,000.00

**The line item costs set forth above are estimates and the Board shall have the authority to adjust for cost variances between estimated line item costs due to any increases or decreases in actual costs for specific items.