

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: Thursday, October 5, 2023
TIME: 7:00 PM
LOCATION: 6725 Harding Avenue – Recreation Room, Miami Beach, FL
Via Zoom Instructions:
Join Zoom Meeting: TBD—will be sent out prior to meeting
Meeting ID: **Passcode:**

- I. Call Meeting to Order
- II. Establish a Quorum of Board of Directors
- 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"
 - a. Additional Post Tension Cables (22) and price increase
 - b. Carbon Fiber Wrapping & Repairs for Garage Columns
 - c. FPL delays in moving East Side cables
 - 2. Interior Phase I – Catwalk Tile Installation requirement due to soft substrate
 - 3. Additional Engineering Costs – ACG, per attached Exhibit "A"
 - 4. Other Additional Work Required, per attached Exhibit "A"
 - a. Electrical Recertification Repairs
 - b. Misc. Repairs-Windows, Plumbing, Doors per attached Exhibit "A"
 - c. Lobby & Office AC Condenser
 - d. Lightning Strike Insurance Deductible
 - C. Levy Special Assessment to cover additional expenses, per attached Exhibit "B"
 - D. Set terms of Special assessment, 3 equal payments, per attached Exhibit "B"; but those owners who can send Full Payment by Oct. 15, 2023, PLEASE do so.**
 - 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: September 18, 2023

Exhibit B Special Assessment						
	% of	Special	30% Due	35% Due	35% Due	100% Total
Unit Nos.	owner-ship	Amount per Unit	15-Oct-23	15-Nov-23	15-Dec-23	Amount per Unit
#201	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#202	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#203	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#204	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#205	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#206	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#207	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#301	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#302	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#303	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#304	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#305	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#306	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#307	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#401	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#402	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#403	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#404	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#405	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#406	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#407	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#501	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#502	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#503	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#504	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#505	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#506	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#507	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#601	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#602	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#603	3.5001	\$6,125.18	\$1,837.55	\$2,143.81	\$2,143.81	\$6,125.18
#607	3.6110	\$6,319.25	\$1,895.78	\$2,211.74	\$2,211.74	\$6,319.25
Total Bldg. %	100.000	\$175,000.00	\$52,500.00	\$61,250.00	\$61,250.00	\$175,000.00
		\$175,000.00				

EXHIBIT "A"
DELKUS TOWERS CONDOMINIUM ASSOCIATION
Special Assessment 2023 Detail

	ESTIMATED COSTS**
Additional funds needed primarily as a result of twenty-two (22) add'l Post tension cables were replaced in the East side after our last estimate and the cost of the PT cables went from \$1,100 to \$2,000 (\$900 x 22 = \$19,800). Garage column repairs and strengthening with carbon fiber wrapping (\$45,000). FPL delays in moving East Side cables caused add'l South Coast expenses (\$16,000) and increased permit costs above original estimate.	\$77,000
Interior Phase I: The original plan of using a type of artistic concrete is not viable due to the soft substrate that was found underneath the old tile. We need to use non-slip porcelain tiles. This is the overage for the cost, labor, and materials of installing the tiles.	\$12,500
ACG (Structural Engineering Fees) above 1st & 2nd estimates due to additional time spent with Post Tension Cables, FPL pole & vault issues, more work on balconies, garage column strengthening issues, and lightning strike. In addition, several reports and updates were requested by the HOA, City of Miami Beach and the insurance company.	\$57,000
Unforeseen additional issues:	
(1) Estimated Contingency in case add'l costs for Electrical Recertification Repairs	\$6,200
(2) Cost to remove & reinstall permitted windows in east side for required repairs; Carbon fiber wrapping to strengthen garage columns required 1) plumber to move drain pipes and 2) estimated cost to remove and reinstall back door on SE side	\$9,100
(3) Lobby & Office AC Condenser	\$3,200
(4) Lightning Strike Insurance Deductible	\$10,000
TOTAL	\$175,000.00

**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.