

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

DIPLOMAT AGENDA MEETING

TUESDAY
June 4, 2024

CLUBHOUSE MEETING ROOM
10 AM

DIPLOMAT BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 11, 2024

PLACE: CLUBHOUSE AUDITORIUM

TIME: 6:30 PM

Dial in to Meeting (Listen Only)

712-832-8330 OR 712-832-8599

Access Code 2138702

AGENDA

Owners may speak concerning any item under Unfinished Business or New Business, no more than (3) minutes per Agenda Item. **Sign the speakers' sheet as you enter the meeting, identifying any Agenda Item you wish to speak about.** If you have a concern, feel free to contact a Board member to possibly have the item added to a future meeting. General questions will be answered at the end of the meeting in accordance with condominium statute 718.

Please silence you cell phone. The meeting may be tape recorded, including discussions by members of the audience.

I. Call to Order – P Lytle

II. Roll Call – M Meegan

III. Proof of Notice – M Meegan - Posted June 9, 2024, in the official lobby bulletin board.

IV. Approval of Minutes – Pati Lytle Motion to Accept the April 9, 2024, meeting minutes as written.

V. Reports of Officers

A. President's Report – P Lytle - None

B. Treasurer's Report – W Morgan -

C. Secretary's Report – M Meegan - None

VI. Reports of Committees

A. Building Committee Report – P Lytle / M Meegan

B. Landscape - B Schrier

C. Fining Committee - None

D. Orientation – P Lytle

E. Pet Committee – L Carlo

F. Bicycle/Car Registration Committee – W Morgan - None

G. T.S. Masters Association – P Lytle

- VII. Unfinished Business:
 - A. Coach Lights - P Lytle - (Tabled at the February 2024 meeting, until Fall)

- VIII. New Business:
 - A. Insurance Update - P Lytle - Motion to approve \$51,050 for Sinkhole Collapse Coverage w/Citizens
 - B. Meter Room Update - P Lytle
 - C. Rescind 2022 Morwood Fine – B Schrier
 - D. Board Communication Discussion - B Schrier
 - E. Motion to Elect a new Vice-President – P Lytle

- IX. Next BOD Meeting July 9, 2024 @ 6:30pm Clubhouse Auditorium

- X. Membership Q & A – The Board will answer any general questions from the audience.

- XI. Adjournment - Pati Lytle

Posted June 9, 2024

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

MEETING MINUTES

DIPLOMAT BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 9, 2024

A moment of silence was observed for John Thornbrugh. A Celebration of Life will be held Sunday, April 21 from 1 to 3 pm at the Clubhouse Lounge.

- I. Meeting was called to order at 6:31 pm by P Lytle
- II. Roll Call – Attending: Pati Lytle, Wayne Morgan, Bruce Schrier, Kim Morwood. Quorum established.
- III. Proof of Notice – Posted April 6, 2024, in the lobby bulletin board.
- IV. Approval of Minutes – Pati Lytle Motion to Accept the March 12, 2024, meeting minutes as written. Wayne Morgan seconded. Unanimous approval.
- V. Reports of Officers
 - A. President's Report – P Lytle - None
 - B. Treasurer's Report – W Morgan
 - C. Secretary's Report – M Meegan - None
- VI. Reports of Committees
 - A. Building Committee Report – ACRs – P Lytle
 - B. Landscape - B Schrier - None
 - C. Fining Committee – B Schrier - None
 - D. Orientation – P Lytle
 - E. Pet Committee – P Lytle – Board granted unanimous approval for first violation notice to owner, where neighbor complained of strong pet urine smell.
 - F. Bicycle/Car Registration Committee – W Morgan – None
 - G. T.S. Masters Association – P Lytle made a motion to designate Kim Morwood as second Alternate Delegate to the Masters Association. Seconded by Wayne Morgan. Unanimous approval.

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

VII. Unfinished Business:

- A. Coach Light Update - (Tabled until the Fall)
- B. Spectrum Reimbursement - Pati Lytle
 - a. Motion by Pati Lytle to move \$18,900 Reimbursement into Walkway Reserves and hold back \$8,100 (30%) for taxes. Seconded by Bruce Schrier. Unanimous approval.
- C. Owner/Renter Construction Hours - Pati Lytle – Dead for lack of interest

VIII. New Business:

- A. Motion by Pati Lytle to approve ex-facto Patio Committee. Seconded by Wayne Morgan. Unanimous approval.
- B. Update on Patio plans
- C. Motion by Pati Lytle to approve updates to 2024 Red Book and Blue Book. Seconded by Bruce Schrier. Unanimous approval.

IX. Next BOD Meeting May 14, 2024 @ 6:30pm Clubhouse Auditorium

X. Adjournment at 6:51 pm - Pati Lytle

Posted April 11, 2024

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

3210 59th Street South * Gulfport, FL 33707-5942

**Treasurer's Report—Town Shores #212
June 2024 Board Meeting**

Financial information highlights as of the end of April 2024.

Total Assets were \$1,227,493.

Total Liabilities and Equity were \$1,227,493.

Our Operating expenses for the month of May were \$73,767. As a result, we continue to operate under budget.

Full financial reports are available to both Board Members and Owners at the Condominium Associates/Diplomat website under the "Document" tab.

Respectfully submitted,
Wayne Morgan, Treasurer



Balance Sheet - Comparative - Operating
 912 - Diplomat House - Town Shores of Gulfport No. 212
 End Date: 04/30/2024

Date: 5/13/2024
 Time: 7:47 am
 Page: 1

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
OPERATING CASH			
10-1010-00-00 Popular Bank Operating # 3562	\$ 95,334.41	\$ 85,415.31	\$ 9,919.10
10-1015-00-00 Popular Bank Escrow Insurance # 0105	116,768.60	82,777.35	33,991.25
10-1016-00-00 Popular Bank SA - Electrical # 3414	64,443.88	64,442.75	1.13
10-1017-00-00 Popular Bank Escrow Tax # 1715	8,100.00	-	8,100.00
10-1025-00-00 Petty Cash	200.00	200.00	-
Total OPERATING CASH:	\$ 284,846.89	\$ 232,835.41	\$ 52,011.48
OTHER ASSETS			
12-1205-00-00 Accts Rec - Fees and Assessments	\$ 1,644.30	\$ 1,644.30	\$ -
12-1300-00-00 Prepaid Insurance - Flood	34,217.25	36,708.00	(2,490.75)
12-1310-00-00 Prepaid Expense	960.00	1,080.00	(120.00)
12-1315-00-00 Prepaid Insurance-All peril	141,546.96	157,571.85	(16,024.89)
Total OTHER ASSETS:	\$ 178,368.51	\$ 197,004.15	\$ (18,635.64)
RESERVE CASH			
15-1819-00-00 Bank OZK ICS # 515 0.05%	\$ 245,378.05	\$ 226,844.66	\$ 18,533.39
15-1820-00-00 Bank OZK Reserve # 7515	218,900.00	202,085.14	16,814.86
15-1840-00-00 WinTrust Manuf & Traders CD 6/17/24 4.85%	150,000.00	150,000.00	-
15-1845-00-00 WinTrust \$150,000 1st Financial Bk CD 3/6/25 5.15%	150,000.00	150,000.00	-
Total RESERVE CASH:	\$ 764,278.05	\$ 728,929.80	\$ 35,348.25
Total Assets:	\$ 1,227,493.45	\$ 1,158,769.36	\$ 68,724.09
Liabilities & Equity			
LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 10,328.22	\$ 10,841.54	\$ (513.32)
20-2020-00-00 Prepaid Maintenance Fees	17,192.00	10,928.00	6,264.00
20-2036-00-00 Deferred S/A un-spent 2023 for 2024	64,440.00	64,440.00	-
20-2222-00-00 Collection cost payable	120.00	120.00	-
Total LIABILITIES:	\$ 92,080.22	\$ 86,329.54	\$ 5,750.68
RESERVES			
25-2520-00-00 Reserve Painting	\$ 109,659.30	\$ 105,796.88	\$ 3,862.42
25-2525-00-00 Reserve Paving	33,465.44	32,188.19	1,277.25
25-2530-00-00 Reserve Roof	13,298.32	12,402.07	896.25
25-2535-00-00 Reserve Boilers	14,938.75	14,630.50	308.25
25-2540-00-00 Reserve Grounds Improv.	16,181.87	16,181.87	-
25-2545-00-00 Reserve Carport	76,482.27	75,282.27	1,200.00
25-2550-00-00 Reserve Elevator	93,174.32	91,625.40	1,548.92
25-2555-00-00 Reserve Deferred Maintenance	4,805.25	4,805.25	-
25-2560-00-00 Reserve Electrical	25,319.79	25,093.37	226.42
25-2566-00-00 Reserve Fire Alarm Syst.	29,575.39	28,496.64	1,078.75
25-2567-00-00 Reserve Study/Project Eng	1,149.35	902.02	247.33
25-2570-00-00 Reserve Fire Pump	11,859.34	11,129.59	729.75
25-2572-00-00 Resv.Bulding/Door	2,320.10	2,275.35	44.75
25-2573-00-00 Reserve Plumbing	20,899.43	20,066.68	832.75
25-2575-00-00 Reserve Audit	2,200.04	2,200.04	-
25-2578-00-00 Reserve Lobbies/Stairwells/Walkw.	155,587.25	134,187.25	21,400.00
25-2579-00-00 Reserve Railings	35,855.20	35,149.95	705.25



Balance Sheet - Comparative - Operating
 912 - Diplomat House - Town Shores of Gulfport No. 212
 End Date: 04/30/2024

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25-2580-00-00	Reserve Seawall	110,168.24	109,329.41	838.83
25-2585-00-00	Unapplied Interest Reserve	371.70	274.54	97.16
25-2999-00-00	SIRS (Structural Integrity Reserve Study)	6,966.72	6,912.55	54.17
Total RESERVES:		<u>\$ 764,278.07</u>	<u>\$ 728,929.82</u>	<u>\$ 35,348.25</u>
FUND BALANCES				
30-3005-00-00	Prior Year Surplus (Deficit)	\$ 289,598.51	\$ 289,598.51	\$ -
30-3090-00-00	Current Year Surplus (Deficit)	81,536.65	53,911.49	27,625.16
Total FUND BALANCES:		<u>\$ 371,135.16</u>	<u>\$ 343,510.00</u>	<u>\$ 27,625.16</u>
Total Liabilities & Equity:		<u>\$ 1,227,493.45</u>	<u>\$ 1,158,769.36</u>	<u>\$ 68,724.09</u>



Income Statement - Operating
 Diplomat House - Town Shores of Gulfport No. 212
 04/30/2024

Date: 5/13/2024
 Time: 7:47 am
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REVENUE							
4010-00-00 Maintenance Fee Income	\$76,838.92	\$76,817.58	\$21.34	\$307,355.68	\$307,270.32	\$85.36	\$921,811.00
4015-00-00 Reserve Dedication	16,351.08	16,351.08	-	65,404.32	65,404.32	-	196,213.00
4020-00-00 Operating Interest Income	5.29	-	5.29	19.84	-	19.84	-
4025-00-00 Reserve Interest Income	97.16	-	97.16	363.51	-	363.51	-
4030-00-00 Late fee Income	-	-	-	78.30	-	78.30	-
4047-00-00 Washer&Dryer Income	-	375.00	(375.00)	777.15	1,500.00	(722.85)	4,500.00
4048-00-00 Interview fee Income	-	55.00	(55.00)	360.00	220.00	140.00	660.00
4070-00-00 Other Income	8,100.00	-	8,100.00	8,100.00	-	8,100.00	-
Total REVENUE	\$101,392.45	\$93,598.66	\$7,793.79	\$382,458.80	\$374,394.64	\$8,064.16	\$1,123,184.00
Total OPERATING INCOME	\$101,392.45	\$93,598.66	\$7,793.79	\$382,458.80	\$374,394.64	\$8,064.16	\$1,123,184.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5110-00-00 Master Common Fees	12,599.52	12,600.00	0.48	50,398.08	50,400.00	1.92	151,200.00
5125-00-00 Bureau Condo Fees	-	-	-	25.00	-	(25.00)	-
5135-00-00 Federal, State & Local Taxes	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
5140-00-00 Legal and Professional Serv.	-	500.00	500.00	1,712.05	2,000.00	287.95	6,000.00
5145-00-00 Licenses, Permits & Fees	-	83.33	83.33	61.25	333.32	272.07	1,000.00
5154-00-00 Postage & Copies	84.94	41.67	(43.27)	145.23	166.68	21.45	500.00
5155-00-00 Office & Administrative	378.75	208.33	(170.42)	1,591.60	833.32	(758.28)	2,500.00
5159-00-00 Contingency/Holiday Decor	-	33.33	33.33	-	133.32	133.32	400.00
5170-00-00 Admin/Office Onsite	-	83.33	83.33	1,632.49	333.32	(1,299.17)	1,000.00
5175-00-00 Document Retention	330.00	363.00	33.00	990.00	1,452.00	462.00	4,356.00
Total ADMINISTRATIVE	\$13,393.21	\$14,329.66	\$936.45	\$56,555.70	\$57,318.64	\$762.94	\$171,956.00
UTILITY EXPENSE							
5205-00-00 Cable TV	6,075.90	8,018.33	1,942.43	25,800.75	32,073.32	6,272.57	96,220.00
5210-00-00 Electricity	753.91	789.00	35.09	3,475.15	3,156.00	(319.15)	9,468.00
5230-00-00 Elevator Telephone	66.01	60.00	(6.01)	264.02	240.00	(24.02)	720.00
5240-00-00 Gas	1,404.10	833.33	(570.77)	5,486.28	3,333.32	(2,152.96)	10,000.00
5251-00-00 Water, Sewer	10,328.22	11,782.00	1,453.78	42,512.98	47,128.00	4,615.02	141,384.00
Total UTILITY EXPENSE	\$18,628.14	\$21,482.66	\$2,854.52	\$77,539.18	\$85,930.64	\$8,391.46	\$257,792.00
REPAIRS & MAINTENANCE							
5330-00-00 Bldg. Maint/Repair/Supplies	-	333.33	333.33	119.05	1,333.32	1,214.27	4,000.00
5331-00-00 Gener./Pumps/Boilers Maint	-	300.00	300.00	485.57	1,200.00	714.43	3,600.00
5332-00-00 Irrigation Expense	-	8.33	8.33	-	33.32	33.32	100.00
5334-00-00 Electric Repair&Supplies	-	166.67	166.67	498.50	666.68	168.18	2,000.00
5335-00-00 Elevator Expenses	2,059.26	691.67	(1,367.59)	4,184.82	2,766.68	(1,418.14)	8,300.00
5337-00-00 Fire & Safety exp.	455.00	500.00	45.00	1,853.63	2,000.00	146.37	6,000.00
5338-00-00 Basic Service Contract/Janit.	3,117.79	3,228.75	110.96	12,342.79	12,915.00	572.21	38,745.00
5339-00-00 Plumbing Expenses	-	750.00	750.00	1,907.00	3,000.00	1,093.00	9,000.00
5340-00-00 Roof Maintenance	-	91.67	91.67	-	366.68	366.68	1,100.00
5570-00-00 Deferred Maintenance	-	208.33	208.33	-	833.32	833.32	2,500.00
5720-00-00 Grounds Maint. Contract	1,150.00	1,000.00	(150.00)	1,324.11	4,000.00	2,675.89	12,000.00
5732-00-00 Pest Control & Supplies	-	166.67	166.67	280.00	666.68	386.68	2,000.00
Total REPAIRS & MAINTENANCE	\$6,782.05	\$7,445.42	\$663.37	\$22,995.47	\$29,781.68	\$6,786.21	\$89,345.00
INSURANCE							
6040-00-00 Insurance All Peril	16,024.89	31,333.33	15,308.44	67,591.93	125,333.32	57,741.39	376,000.00
6041-00-00 Workers Comp Insurance	-	56.50	56.50	509.00	226.00	(283.00)	678.00
6042-00-00 Insurance - Flood	2,490.75	2,600.00	109.25	9,963.00	10,400.00	437.00	31,200.00
Total INSURANCE	\$18,515.64	\$33,989.83	\$15,474.19	\$78,063.93	\$135,959.32	\$57,895.39	\$407,878.00
RESERVE FUNDING							
7510-00-00 Reserve Painting Funding	3,862.42	3,862.42	-	15,449.68	15,449.68	-	46,349.00
7520-00-00 Reserve Paving Funding	1,277.25	1,277.25	-	5,109.00	5,109.00	-	15,327.00
7530-00-00 Reserve Roof Funding	896.25	896.25	-	3,585.00	3,585.00	-	10,755.00
7540-00-00 Reserve Boiler Funding	308.25	308.25	-	1,233.00	1,233.00	-	3,699.00
7580-00-00 Reserve Carport Funding	1,200.00	1,200.00	-	4,800.00	4,800.00	-	14,400.00
7590-00-00 Reserve Electrical Fund	226.42	226.42	-	905.68	905.68	-	2,717.00
7600-00-00 Reserve Elevator Funding	1,548.92	1,548.92	-	6,195.68	6,195.68	-	18,587.00



Income Statement - Operating
 Diplomat House - Town Shores of Gulfport No. 212
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7610-00-00 Reserve Fire Alarm System	\$1,078.75	\$1,078.75	\$-	\$4,315.00	\$4,315.00	\$-	\$12,945.00
7620-00-00 Reserve Seawall Funding	838.83	838.83	-	3,355.32	3,355.32	-	10,066.00
7640-00-00 Reserve Fire Pump Fund.	729.75	729.75	-	2,919.00	2,919.00	-	8,757.00
7650-00-00 Res Eng Study/Struc. Inspec.	247.33	247.33	-	989.32	989.32	-	2,968.00
7660-00-00 Resv. Trans./Door Cas/Bldg	44.75	44.75	-	179.00	179.00	-	537.00
7670-00-00 Reserve Plumbing Funding	832.75	832.75	-	3,331.00	3,331.00	-	9,993.00
7680-00-00 Resv. Walkw/Stairw/Lobbies	2,500.00	2,500.00	-	10,000.00	10,000.00	-	30,000.00
7690-00-00 Reserve Railings Fund.	705.25	705.25	-	2,821.00	2,821.00	-	8,463.00
7800-00-00 Reserve Interest - Contrib	97.16	-	(97.16)	363.51	-	(363.51)	-
7999-00-00 SIRS (Structural Integrity Reserve Study) Funding	54.17	54.17	-	216.68	216.68	-	650.00
Total RESERVE FUNDING	<u>\$16,448.25</u>	\$16,351.09	(\$97.16)	\$65,767.87	\$65,404.36	(\$363.51)	\$196,213.00
Total OPERATING EXPENSE	<u>\$73,767.29</u>	\$93,598.66	\$19,831.37	<u>\$300,922.15</u>	<u>\$374,394.64</u>	<u>\$73,472.49</u>	\$1,123,184.00
Net Income:	<u>\$27,625.16</u>	<u>\$0.00</u>	<u>\$27,625.16</u>	<u>\$81,536.65</u>	<u>\$0.00</u>	<u>\$81,536.65</u>	<u>\$0.00</u>

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

Open Architectural Change Requests (ACRs)

B.O.D Meeting June 11, 2024

Unit 409

Unit 411

Unit 512

Unit 603

Unit 802

Unit 912

Unit 1009

Unit 1010

This list is provided so neighbors have advanced notice on any projects which may cause noise. If you have questions, please feel free to contact your neighbor regarding the scope of work planned.

Owners doing renovations must contact the Move In-Move Out Coordinator on the Who to Call list; before the start date of your job, your deposit check with the ACR will cover for the Move In-Move Out Coordinator as well.

Also, you are required to meet your contractor in the lobby and direct them to the coned off area for parking. There are only 3 Contractor spots out front that must be used. No contractor may park in 30-minute parking unless previously approved. If there is not space in Contractor parking, the Visitor parking area is available.

This applies for deliveries also; you are responsible to meet your delivery company in the lobby and direct them to the coned off parking space and to the padded elevator.

Finally, owners you must be sure the contractor cleans the walkways, elevator lobbies, inside the elevator, if they don't you have to. If there is any damage, your \$500 deposit check will be cashed.

Respectfully submitted,

Martha Meegan

TOWN SHORES OF GULFPORT
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Diplomat Landscaping Report
June 11, 2024

Since the last board meeting, in April, the committee took delivery of 180 bags of mulch. Our grounds maintenance company spread 120 bags with an additional 60 bags reserved to finish mulching and extras to use as needed.

One hundred brick pavers were purchased to use on the west side of the building to reduce the dog relief area and add to general resident space.

Due to continuing heat and lack of rain, the lawn areas and landscape beds have lost some of the planting. The removal of the dead plants will continue. Hopefully the predicted rains this week will help alleviate this problem. Manual watering has not been as effective as hoped.

The groundskeeping company has been on their weekly schedule. They are a new company for us so there is a bit of a learning curve but, so far, their work has been satisfactory, and they definitely aim to please. Our new grass cutting day is Friday so that the grounds look fresh for the weekends.

Respectfully submitted,

Bruce Schrier, Landscape Committee Chair

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

DIPLOMAT ORIENTATION REPORT
June 11th 2024

We welcome Jeanne Morris and Ellen Ann Newbauer who are the new owners of 406.

Mary and Bob Cutaia completed their orientation on the purchase of unit 310 which has not yet closed.

I make a motion the Diplomat Board of Directors accepts our new residents.

Respectfully submitted,

Pati Lytle, John Carson

Pet Committee – March/April/May 2024 Report

On March 18, 2024, the Request for a Reasonable Accommodation for an Emotional Support Animal for the owner of unit 1003 was approved.

On May 6, 2024, the Request for a Reasonable Accommodation for a Service Dog for the owner of unit 406 was approved.

On June 6, 2024, the Request for a Reasonable Accommodation for an Emotional Support Animal for the owner of unit 310 was approved.

A reminder was sent to Pet owners to submit 2024 license and proof of rabies vaccination.

The Pet/ESA/Service Dog Committee reminds owners to make a Pet Plan this hurricane season.



Make a Pet Plan

- Have enough food and water for pets to last **7 days**
- Have **carriers and leashes** nearby in the event of evacuation
- Have your pets microchipped or with ways to **identify them**
- Have copies of **veterinary records**

FloridaDisaster.org/PlanPrepare/Pets



Submitted by
Linda J. Carlo
Pet/ESA/Service Dog Committee
June 8, 2024

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

Masters Update June 11, 2024

The Town Shores Master Association held a meeting April 18 in the Clubhouse Auditorium to discuss adding funding in the 2025 budget for updating the courts for pickleball. A motion was passed to approve and accept a plan presented by the Town Shores pickleball group.

The Town Shores Financial Wellness Committee presented a plan to retain Condominium Associates as the financial vendor for Town Shores Master Association and all buildings. Many of the buildings were unhappy with the C.A. service which the Lola Kavacic, vice-president of accounting, attributed to retirements of several key employees during 2022-2023. The motion to accept the proposed plan was voted down and Masters President Irene Gernon tasked the committee to start over to develop a plan to retain C.A.

The Masters Association held a meeting April 30 to review the updated proposal and Service Level Agreement from Condominium Associates. The motion to accept passed 24-7 (each building has two delegates at the Masters meetings). C.A. has agreed to hold a series of meetings for board members that cover legislative updates, board training on reserves, budget preparation, and other topics of interest.

The new service agreement requires any owner with a financial question or concern, contact the building treasurer or president first. If they are not able to resolve the problem, they will contact the appropriate employee at C.A. to research the problem or concern. One of the main thrusts of the new agreement is we don't have owners from 1328 units contacting C.A. employees directly.

There is no date assigned for the next Masters meeting.

Submitted by

Pati Lytle
Diplomat Master Delegate

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

Insurance Update
June 11, 2024

We moved to Citizens this year and when they approve the initial policy, they do not include sinkhole coverage. Once the standard policy is in place, they send an investigator to check the property and building for stability, and once we pass the inspection, they offer the added sinkhole coverage which all of our policies previously covered. We had budgeted for this expense, so adding the coverage will not necessitate any additional fees for owners.

Motion to approve expenditure of \$51,050 for sinkhole coverage policy with Citizens Property Insurance.

Submitted by

Pati Lytle
President



COMMERCIAL PROPERTY POLICY DECLARATIONS

POLICY NUMBER: 11282416 - 1 **POLICY PERIOD FROM** 02/01/2024 **TO** 02/01/2025
 at 12:01 a.m. Eastern Time

Transaction: AMENDED DECLARATIONS **Effective:** 02/01/2024 CR-M

Pay Plan: Citizens Full Pay **Bill:** Insured Billed

Named Insured and Mailing Address	Agent	Fl. Agent Lic. #
Town Shores of Gulfport #212 (Diplomat) 3210 59TH ST S GULFPORT, FL 33707-5942	KIMBERLY CARRINGTON McGriff Insurance Services, Inc 12485 28TH STREET NORTH, SECOND FLOOR ST. PETERSBURG, FL 33716	A041643

Telephone: 850-728-6025

Telephone: 727-327-7070

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENTS.

	PREMIUM
COMMERCIAL PROPERTY COVERAGE	\$168,822.00
Required Additional Charges:	
Emergency Management Preparedness and Assistance Trust Fund (EMPA)	\$4.00
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment	\$1,688.00
State Fire Marshal Regulatory Surcharge	\$169.00
Tax-Exempt Surcharge	\$2,954.00
TOTAL:	\$173,637.00
Change in Policy Premium:	\$51,050.00

The portion of your premium for

Hurricane Coverage is: \$77,277.00

Non - Hurricane Coverage is: \$91,545.00

See Form CDEC-FE-SCH – Commercial Policy Forms And Endorsements Schedule

Authorized By: KIMBERLY CARRINGTON

Issued Date: 05/30/2024

Countersigned: 05/30/2024

BY:

Timothy M. Cerio
President/CEO and Executive Director
Citizens Property Insurance Corporation

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

Meter Room Project Update
June 11, 2024

The equipment ship date for the meter room project continues to be pushed out by the manufacturer, Square D.

The current date is June 17.

Our vendor, Commercial Electric, says equipment for a condo repair that he is working on is likewise being pushed out each week, and the insurance company is pushing hard for delivery, but there is nothing to be done. He told me again that we made the right decision to address the meter rooms when we did, as the equipment would not be readily available even in an emergency situation.

Submitted by

Pati Lytle
President

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

June 11, 2024

I make a motion to appoint/elect Bruce Schrier as Vice President.
Martha Meegan second. Motion passed 4-1