

NAUTICA SOUNDVIEW CONDOMINIUMS OWNER'S ASSOCIATION

SPECIAL MEETING OF THE OWNERS

Zoom teleconference

July 8, 2021

Directors Present: Bill Weber, Eric Ringstad, Mike Borden, Laurie Vandermay

The informational meeting was called to order by Board President Bill Weber at 7 pm.

The purpose of the meeting was to share information about construction project finances.

Bill Weber reviewed the attached presentation with Owners.

1. Budget - we are still over budget approximately \$303,496.
2. Reviewed photos of decayed wood structural beam and water damaged gypsum board.
3. Reviewed other change orders.
4. Reviewed cost of replacing the deck and resurfacing the courtyards based on rough estimates. Using tile system on deck no longer feasible.

5. Reviewed financials. Borrowed as of June 8, 2021 \$1,326,075.09

Owe PBE \$ 607,760 Owe J2 \$46,479.

6. Options to replace deck and resurface courtyards.
7. Reserve Study - \$289,495 withdrawn from reserves to use on the Envelope Project. Should there be a special assessment to replenish the reserves. Should the reserve contribution be increased next year? How much? Review assessment history. Dues have increased on an average of 3% a year.
8. Construction schedule – reviewed master schedule. Expect scaffolding to come down mid-September.
9. Fitness center is open now.

There was discussion with owners present about when a decision would be made about increases in dues or special assessments.

Present: A-512, A-103, B-609, B-403, B-306.

No decisions were made. The meeting ended at 7:24 pm.

Submitted by,



Kathy Greenwood, Assistant Treasurer

Approved at a regular board meeting on: August 19, 2021 at 6 pm



Nautica Soundview Condominium

Owner's Meeting
July 8, 2021
7:00 pm

AGENDA

- Budget
- Change orders
- Replace amenities
- Bank Loan
- Options
- Reserve Study
- Construction Schedule
- Fitness Center Re-opening

CONSTRUCTION BUDGET

Estimated

- Roofs \$380,000
- Planter bed removal - unbudgeted
- Strip and reced - \$2,299,039
- J&E Eng & proj mgng - \$210,678
- Legal and bank - unbudgeted
- Total \$3,208,688
- Less \$108,688 from reserves
- \$3,100,000

Actuals (correction from letter)

- \$292,608
- \$48,800
- \$2,382,187 + \$648,822 in changes
- \$210,678 (no tax)
- \$1818 and \$1280
- Total ~~\$3,832,018~~ less \$20,648 = \$3,802,270
- Less \$398,774 from reserves

DECAY REPAIRS

- POO 3 Original Decay allowance of \$182,410 was used up on B building.
- POO 24 \$80,000
- POO 26 (gyp board and decay) \$110,166
- POO 27 \$88,323.88
- POO 28 \$41,093.72
- POO 30 \$22,118.71

\$414,109.31 not including tax



This is what was found.
Extensive decayed wood on stacks A-02, 03, 04

OTHER CHANGE ORDERS

- Window delay - \$34,294.44
- Vents not secured by builder- \$28,101.28
- Base of the wall coatings and drainage - \$129,960 (\$38,922 credit 7/7/21)
- Collector boxes for roof downspouts (originally part of roof bid) - \$12,070

REPLACE AMENITIES

- Rooftop deck – estimated \$68,000 to replace.
- Resurface courtyards – estimated \$100,000.
- Replace landscaping – estimated \$8800.

These were 2020 ballpark estimates, not actual estimates from a contractor. We are beginning the process of getting actual estimates. Material costs have gone up over the past year.

BANK LOAN

Approved to borrow (8/2019) \$ 8,100,000
 Reduce amount by Special Assessments rec'd from 84 units \$ 881,889.43
 • Borrowed as of June 2021 \$1,828,078.09

Owe PEE \$ 807,760 Owe J2 \$48,479.

Pending change order to paint deck railings.

Reserve balance of \$83,813 on 6/30/2021.

\$289,495.88 withdrawn from reserves in May and June to make up for equity shortages on the loan.

YEAR	Percent of increase
2021	0.00%
2020	0.00%
2019	0.00%
2018	7.20%
2017	1.10%
2016	0.00%
2015	4.80%
2014	0.00%
2013	0.00%
2012	0.00%
2011	0.00%
2010	0.00%
2009	0.00%
AVERAGE	1.18%

ASSESSMENT HISTORY

Regular increases of 2% annually are recommended by WCA Accountants.

2021 RESERVE STUDY

1. Assumed deck would be replaced in 2021.
2. Currently below baseline at \$5009.92 funding.
3. Should end year with at least \$235,836.
4. Fully-funded in 2022 would be \$10,096 a month.

5 Year Reserve Fund Projections					
Year	2021	2022	2023	2024	2025
1 Reserve Expenses	\$97,690	\$15,251	\$54,308	\$6,894	\$64,705
Annual Contributions	\$114,090	\$117,428	\$120,945	\$124,571	\$128,308
CURRENT Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$260,292	\$265,499	\$435,851	\$558,451	\$627,633
2 Annual Contributions	\$89,616	\$92,304	\$95,074	\$97,926	\$100,864
BASELINE Special Assessment	\$0	\$0	\$0	\$0	\$0
3 Ending Balance	\$235,886	\$315,506	\$359,359	\$494,415	\$494,075
4 Annual Contributions	\$124,590	\$128,235	\$132,082	\$136,045	\$140,128
FULL Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$270,794	\$387,025	\$468,787	\$605,247	\$684,794

OTHER

[Master schedule](#)

[Propertory documentation](#)

[Fitness Center reopening](#)