

**BAHAMIAN CLUB OWNERS' ASSOCIATION INC.**  
**4150 SOUTH ATLANTIC AVENUE**  
**NEW SMYRNA BEACH, FLORIDA 32169**

**NOTICE OF BOARD APPROVAL OF SPECIAL ASSESSMENT  
REGARDING REPLACEMENT OF ROOFS**

In accordance with our governing documents, Article V, Section 4 of our CC&R's, the Board of Directors approved the special assessment at the November 2, 2024 Special Board meeting to cover the costs for replacement of the roofs on buildings 102-128, office and pool house. The general description of the project is as follows:

- SunCoast Roofing to complete removal of existing roofing including all edge metal gutters and downspouts.
- Installation of a base layer 3" foam insulation topped with an additional 1/8"/ft tapered insulation.
- Flashing of all roof penetrations.
- Rebuilding and raising HVAC unit curbs.
- Removal and replacement of duct shrouds (doghouses) including electrical and HVAC connect/disconnect as required.
- Any removal/installation of roof units as required (for curb mounted units).
- New edge metal, gutters and downspouts on all sides of all buildings.
- Protection of the metal mansards, upper-level decks and deck gutters.
- Any tree trimming required for crane/roofing work access.
- Wind mitigation reports for completed roofs.
- The project is estimated to take four (4) months to complete.


The total cost for the project is **\$2,208,155.00**. The assessment for each owner will be **\$19,716.00**. The Board approved the following six (6) month payment plan:

- One lump sum payment in the amount of **\$19,716.00** due by December 4, 2024.
- OR**
- 1<sup>st</sup> installment will be due on or before December 4, 2024 in the amount of **\$3,286.00**.
  - 2<sup>nd</sup> installment will be due on or before January 4, 2025 in the amount of **\$3,286.00**.
  - 3<sup>rd</sup> installment will be due on or before February 4, 2025 in the amount of **\$3,286.00**.
  - 4<sup>th</sup> installment will be due on or before March 4, 2025 in the amount of **\$3,286.00**.
  - 5<sup>th</sup> installment will be due on or before April 4, 2025 in the amount of **\$3,286.00**.
  - 6<sup>th</sup> installment will be due on or before May 4, 2025 in the amount of **\$3,286.00**.

**Please make checks payable to the Bahamian Club.**

There is no pre-payment penalty. Pursuant to Florida Statute 720.3085(3), assessments and installments on assessments that are not paid when due bear interest from the due date at a simple interest rate of eighteen percent (18%) per year. The Bahamian Club will charge a twenty-five dollar (\$25) administrative late fee. Also, the Association may take action for lien and foreclosure proceedings, pursuant to Florida Statute 720.3085 and Article V, Sections 6-8 of the CC&R's.

11/04/2024  
Date

  
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Dan DiLullo, President  
Bahamian Club Owners' Assoc., Inc.