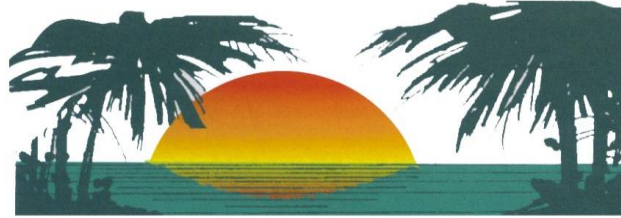


The Native Sun



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THE NATIVE SUN REPORTER

The Official Newsletter of the Board of Directors

Issue 23-01 - January 2023

Introduction

This is the first issue of the newsletter generated by the Board of Directors of the Native Sun Condominium Association to inform our owners of actions taken on their behalf and of news about the resort that may not otherwise reach those who did not visit during the reporting period. It is a step in bridging the gap between the strict Florida Statutes regarding notice, minutes, and quorum for meetings and the desire to have transparency in the performance of our duties. Our current plan is to provide a quarterly update. Any comments would be appreciated.

Actions this Period

- Based on several Board discussions and owner requests, an inventory of room improvements by room has been initiated, will be placed on the website when completed for progress to date, and will be updated annually. This will allow owners to see what has been done to their rooms in case they have not occupied them during the year.
- The 5-Year Plan has been finalized and placed on the website. Progress toward fulfilling completion of the items listed will be dependent on the availability of adequate funds. We intend to update this Plan annually.
- We are getting quotes for the piecemeal renovation of Room 212 for use as a long-term rental. This room has been previously used as a residence/office and recently a storage room. Since it has no ocean view, it is not an attractive unit for sale but better for visitors like snowbirds who would provide rental income for months at a time, thereby providing an attractive payback period for the work necessary to make it suitable for occupancy. This unit will not be an owned unit, so it will not have a voting interest.
- In an attempt to sell off more unit-weeks owned by the Native Sun, the advertised prices have been lowered with the realtor. As a result, several units have been or

are in the process of being purchased, which will provide additional annual dues income from the new owners. If you are interested in acquiring additional unit-weeks or know someone who does, please contact Carla Tobin via email CarlaTobin@comcast.net, or phone (954) 552-7830.

- With nearly 300 unit-weeks listed for sale by many individual owners, it is suggested that owners with listed units not seeing any progress should reevaluate their sale price.
- There remains activity on social media for renting unit-weeks without going through the office. This practice is hurting our bottom line and could result in increased annual dues for all to offset the related loss of budgeted income. We prefer that such ads lead potential renters to the office, as some loyal owners have done.
- Projections at this time are that there likely may be an unacceptable number of owners who will be delinquent for payment of annual dues at the end of this month. As a result, the office will be starting to send out past-due letters in February to give owners an opportunity to pay prior to being turned over to our collection agency, with whom we've had success.
- There has been an expedited change in officers within the Board. Michael Ohr has stepped down from the Presidency and has been replaced with Dave Rojohn. This change will be ratified by Board vote during April's Organizational Meeting.

The Native Sun owners have been lucky to have Michael Ohr lead us through some turbulent times, including transition from the previous administration, COVID, and 40-year certification. A Certificate of Appreciation for his efforts has been posted on the website and the office bulletin board. Mike is especially proud of the construction efforts leading to the 40-year certification and notes that we have received many nice compliments about how fresh the resort looks now. We hope you all agree.

Prepared by Dave Rojohn, President (heydav4@verizon.net)
and reviewed by the Native Sun Board of Directors