

The Native Sun



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THE NATIVE SUN REPORTER

The Official Newsletter of the Native Sun Board of Directors

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Introduction

This is the second quarterly issue of the newsletter generated by the Board of Directors of the Native Sun Condominium Association to inform our owners of recent actions taken on their behalf and news about the resort. Any comments would be appreciated.

Actions this Period

- The expedited change in officers within the Board in January has been ratified by official Board vote. Michael Ohr has stepped down from the Presidency and has been replaced with Dave Rojohn. Mike will remain on the Board as a Director.
- A resolution authorizing remote participation in meetings has been approved by official Board vote, thereby allowing members attending remotely to be counted toward a quorum in an owners meeting and to vote on all matters on the agenda for that meeting. This does not include elections, which still require casting of a written ballot as historically prescribed.
- Quotes were received for the replacement of windows on the 3rd and 4th floors as well as the south-facing windows in Stack 2 (Rooms 102, 202, 302, 402). The Board has selected the installer via official Board vote at a cost less than budgeted.
- Quotes were received for the piecemeal renovation of Room 212 for use as a long-term rental. The Board has selected the installer for flooring, which is the first of many phases, via official Board vote, and the flooring has been completed. It is anticipated that tasks performed this year will be under budget with expectations of payback via rental income.
- An engineer has been scheduled to visit the Maintenance Area workshop to evaluate a deteriorating condition at the ceiling that poses a safety concern for our maintenance staff and could be a finding when the SB-4D inspection is conducted. The Maintenance Area is NOT a common area open to owners due to safety and insurance reasons.
- Several more unit-weeks owned by the Native Sun have been sold, with many more still available. If you are interested in acquiring additional unit-weeks or know someone who does,

please contact Carla Tobin at CarlaTobin@comcast.com or 954-552-7830. Carla is also available to discuss owner unit-weeks for sale and suggested pricing changes if your listing is not moving.

- Our website has been updated to be compliant with Web Content Accessibility Guidelines (WCAG) and Americans with Disabilities Act (ADA).
- A dozen new lounge chairs were delivered to facilitate more beach access.
- The “Native Sun Clothing Store” is up and running for ordering visors, tees, and sweatshirts with our logo appearing on the front. The resort will get exposure from you wearing items with pride and see a stipend from sales. Thanks to owners Patrice Calabrese and Patti Otto, who will provide you with a link if you contact her at pj_otto@yahoo.com.
- For anyone thinking that the Native Sun is not a corporation, a list that we have compiled since January shows that we have at least 60 entities that we do business with, including utilities, taxes, hardware, construction/renovations, repairs, inspections, landscaping, insurance, waste removal, pest control, printing, electronics/tech, title documents, realtor, professional fees, various supply chains, AND MORE. Kudos to our staff for keeping things straight!

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