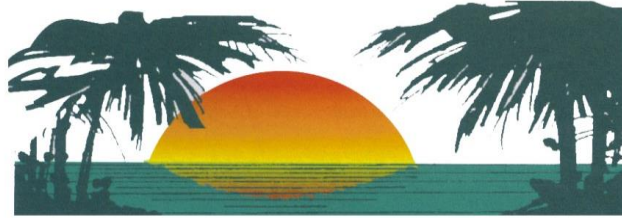


The Native Sun



1950 South Ocean Blvd., Lauderdale-By-The Sea, FL 33062
(954) 942-2800

THE NATIVE SUN REPORTER

The Official Newsletter of the Native Sun Board of Directors
Issue 23-03 July, 2023

Introduction

This is the third 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

- If you missed the election results from April, Nick Pappas is our new board member, replacing Tom Jurcisin. We welcome Nick as we thank Tom for his years of service to the resort.
- If you missed the Board of Directors meeting on July 8, an Insurance Assessment was levied as explained in the recording on the website as well as the minutes provided thereafter with the billing mailer. We are thrilled to report that some payments have already been received and thank those owners for their promptness.
- Please welcome our new front desk hire, Kirk Morris, who started April 17.
- Room 212 is ready for long-term or seasonal rental, pending finalization of legal review, lease terms, and advertisement strategy. Except for necessary flooring repairs, minimal expenditures were accomplished with the use of our staff maintenance guys and the frugality of Mike and Anita.
- Reiterating my apologies for a mistake made in the April newsletter, Carla Tobin's correct sales contact address is CarlaTobin@comcast.net. Regarding sales, five more Native Sun-owned unit-weeks were sold in this period.
- The other key issue from the July 8 meeting was a vote to approve the application of credit card fees to renters instead of owners starting January 1.
- Thanks primarily to Nick and Peter, a more extensive plan was developed for getting more exposure and contacts for potential renters as a hoped-for and much-needed boost in income.
- Regarding rentals, all owners are encouraged to establish their plans as soon as possible so that units can be added to the list of availabilities for a better chance of a good outcome. At the

halfway point, we are a bit over 60% of our projected year's rental income. If you or anyone you know is interested in renting, even if a long way off, please contact or have them contact the office.

- You may have noticed different lighting on the balconies. The amber colored lamping is in compliance with the turtle protection ordinance from March to October.
- Due to the new state minimum wage increase to \$12/hr., all employees have been upgraded accordingly.
- The accounting audit has been completed and posted. There were no significant findings for resolution. It was noted, however, that we should be looking into some computer system replacement, which is already on our radar.
- Residents of a North Bay Village condo near Miami were ordered to evacuate after a safety inspection declared the building to be structurally unsafe. Sound familiar? And aren't you glad that didn't happen to us before we pre-empted the process and made the necessary repairs?
- Unfortunately, there were no evacuation orders for an apartment building in Davenport, Iowa that experienced a partial collapse with residents inside, even though there were several warnings of deterioration. This building has since been torn down.
- Before the September newsletter is published, you can expect to see the start of window replacements on the 3rd and 4th floors and south-facing units in Rooms 102, 202, 302, and 402. Please be prepared for more construction. Three windows have already been replaced in Room 212 and were completed in good fashion.
- You can also expect to see the replacement of the side entry gate soon, as the purchase order was just signed off.
- Our WiFi network has been upgraded at a minimal cost to accommodate more guest devices.
- Nick has added Assistant Treasurer to his duties in order to help Ralph in the short-term while we deal with funding shortfalls and to begin understanding our finances. As the complexities of the Treasurer's position are vast and wide, we need more than one person knowledgeable in this area.

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