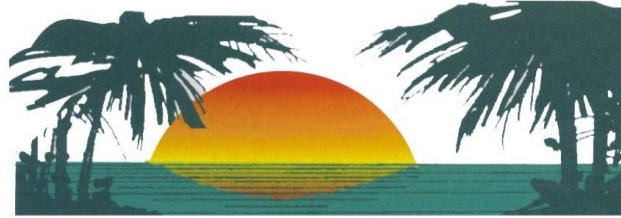


The Native Sun



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THE NATIVE SUN REPORTER

The Official Newsletter of the Native Sun Board of Directors
Issue 23-04 -- September 2023

Introduction

This is the fourth 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

- We said farewell to Deb, our Rentals Coordinator, who resigned after over 4 years of service to us. We wish her well in her next venture.
- We welcome her replacement, Kim. Please extend your wishes for her having success here. Kim will be working part-time on a flex schedule.
- Collections on Insurance Assessments and 2023 Maintenance Dues are still lagging behind expectations (IA at 75.6%, MD at 82%). To counter this, operating funds have had to be used toward insurance premiums and normal resort operations in lieu of being able to provide money for projects other than safety-related tasks or repairs. This situation is being evaluated constantly and will hopefully break to our benefit before the end of the year. Adding these 2023 delinquent accounts to the Collection Agency charter will be considered at a later date.
- Collections on Special Assessments continue to flow in but also lag (#1 at 89.5%, #2 at 84.3%). We currently have all but 2.5 months of loan payments in hand for completion necessary by July 2024. We thank all who have already paid.
- We are looking at a realignment of reserve categories to coincide with those required by recent legislation passed by the Florida Senate (roof, load-bearing walls/primary structure, floors, foundation, fire protection, plumbing, and any item with a replacement value of over \$10K). These are mandated for next year's visual inspection and study of remaining life and estimated replacement cost. This may impact how much of this year's monies can fund the current reserves.
- Two additional Native Sun-owned units were sold during this period.

- A reminder is necessary regarding what not to flush down the toilets. Both of our sewage pumps are in repair/refurbishment/replacement at a cost of close to \$20,000 due to the clogs developing from wipes, masks, diapers, tampons, and other such material that does not belong in the system and voids warranties. Please place only toilet paper in the system for flushing. "FLUSHABLE WIPES" ARE NOT FLUSHABLE IN OUR PLUMBING SYSTEM.
- Window replacements are scheduled to begin September 25th. For those at the resort during the two-week construction period, please obey all safety signage and bear with us throughout this phase of improvement to the building envelope. If all goes as planned, a similar contract next year could complete the main building and possibly give us some much-needed insurance relief.
- During maintenance weeks 38 and 39, our staff will also be cleaning furniture and painting walkways, rooms, and walls. Again, occupants and visitors please pay attention to all posted signage.
- Room 212 has been reserved for October and February renters. All other months are currently available and are advertised in a variety of venues. If you are interested, please contact the office for rate information.

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