

# **EDGEWATER BEACH TOWERS CONDOMINIUM ASSOCIATION, INC**

Command Association Management, LLC

3837 Hollywood Boulevard Suite A Hollywood, FL 33021

(954) 920-9799 x117 [scott@command-mgmt.com](mailto:scott@command-mgmt.com)

Property address: 400 N. Surf Rd Hollywood, FL 33019

April 24, 2017

Dear Edgewater Beach Towers Condominium Owner:

After a majority of owners agreed to the Special Assessment in February 2017, the Board of Directors of Edgewater Beach Towers Condominium Association voted to pass the Special Assessment for the following issues:

- Spalling, Column, Deck, Walls and Cracks Concrete Repair
- Balconies, Walkways, Window and Shutter issues
- Railings-removal, installation and Shoring
- Parking Garage-walls, beams, deck and spall repair
- Painting the exterior of the building
- Pool Deck and Swimming pool repair and structure
- Miscellaneous, Contingency, Unseen damage and Permitting

After the membership of owners requested that the Board start the project after the Spring holiday, the project is now going to be beginning in the summer, we are on track to begin by July 1, 2017.

Therefore, all owners' decision on payment options and the first payment of the Special Assessment will be due and owing on July 1, 2017.

Please read the payment options carefully and send in the appropriate amount according to your choice of payment option.

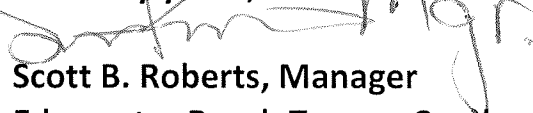
Please remember, this Special Assessment must be paid off at the time of transfer for any unit where ownership is transferred to a new entity.

Please realize that the construction will begin and be done in phases on different parts of the building and the total project is anticipated to continue for approximately 10 months.

Please read the enclosed Checklist for your unit so that our property will be prepared for all the work by complying with this request.

Thank you in advance.

Sincerely yours,



Scott B. Roberts, Manager

Edgewater Beach Towers Condominium Association, Inc. On behalf of the Board of Directors of Edgewater Beach Towers Condominium Association, Inc.

EDGEWATER BEACH TOWERS CONDOMINIUM ASSOCIATION 2017 SPECIAL ASSESSMENT  
 Concrete Restoration Assessment Proration

<u>One Bedroom Units</u>	<u>Two Bedroom Units</u>	<u>Two Bedroom Deluxe Unit</u>	<u>Total Units*</u>
38	21	1	60
Percentage Ownership Entire Building Per Unit (as stated the Declaration of Condominium):			
0.01494248	0.01951672	0.02233451	99.999987
Percentage Ownership Entire Building Per Unit Type:			
0.56781424	0.40985112	0.02233451	99.999987
Total Assessment By Unit Type:			
\$785,514.22	\$566,988.04	\$30,897.56	Total Funds Raised \$138,339,982.02
Assessment Per Unit By Type:			
\$20,671.43	\$26,999.43	\$30,897.56	\$1,383,399.82
One Payment-Final Payment By Unit Type			
\$20,672.00	\$27,000.00	\$30,898.00	Total Funds Raised \$1,383,434.00

**With \$10,000. down and the balance over 60 months**

\$195.34/month for 60 months      \$311.17 month for 60 months      \$382.52/month for 60 months

**With nothing down and the balance over 60 months**

\$378.38/month for 60 months      \$494.21/month for 60 months      \$565.56/month for 60 months

\*Excludes unit 303 which is owned by the Board and does not pay maintenance or assessments.

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**April 25, 2017**

**Edgewater Beach Towers Condominium Association**

**PLEASE HELP US PREPARE FOR THE CONSTRUCTION PROJECT BY COMPLETING THE FOLLOWING:**

- Please designate who will have access to your keys to move your car before garage work begins. Edgewater needs your car to be moved during the work on the garage. If you have a car in the garage, please move it now to a place where it can stay until after construction. If you are going to employ George Argenio to relocate your car, please provide specific instructions.
- Please bring in all patio furniture and anything in front of your unit. All items must be off your balcony and should be in your unit away from the windows and balcony.
- All bicycles must be taken out of bike storage and must be put into your unit away from windows and balcony.
- All items in the downstairs storage must be removed from the storage area and cannot be left in the storage closet or downstairs in the garage. Unfortunately, any items left in the garage area or the storage area will be removed and discarded.
- All items that are in your parking space or in front of your parking space must be removed from the garage, or the items will be removed and discarded.

**Thank you for your cooperation.**