



The Ormond Heritage

CONDOMINIUM MANAGEMENT ASSOCIATION, INC.

One John Anderson Drive, Ormond Beach, Florida 32176

(386) 672-6778 Fax (386) 672-5187 E-Mail ormondheritage@gmail.com

Web Site <http://ormondheritage.org/>

2024 Annual Meeting Update, 2025 Budget & Maintenance Fees, and Phase 2 Milestone Report

November 22, 2024

Dear Ormond Heritage Owners:

At the November 2, 2024, annual meeting, in accordance with the association documents and Florida Statute, the new board members took their positions. Your new board members and their positions are as follows:

- Paul Cembruch, President and Building & Grounds Chair – Unit 410
- Ray Panknin, Vice President and Decorating & Ballroom Chair – Unit 708
- Barbara Etter, Secretary and Special Services Chair – Unit 716
- Jerry Cutter, Treasurer and Finance & Insurance Chair – Unit 303
- Jeremy Feedore, Director and Compliance & Emergency Chair – Unit 704

With a quorum of the membership being 78 units and 105 units being represented at the meeting in person or by proxy the membership was able to conduct business at the annual meeting as follows:

1. The November 4, 2013 annual membership meeting minutes were approved unanimously;
2. There was a vote of 94-3 to approve the IRS revenue ruling;
3. There was a vote of 81-24 to approve the Green, partially funded, Budget.

With membership approval and board ratification of the Green Budget, the 2025 monthly maintenance fees will be those reflected in the previously disseminated Green Budget. These fees are reflected in the chart following the signature line of this letter. Hardcopy maintenance fee cards are available in the office if you would like one.

Phase 2 Milestone Inspection

On November 5, 2024, a digital copy of the Phase 2 Milestone Inspection was sent to owners via email. The City of Ormond Beach required this report due to the Chief Building Officials interpretation of the Florida Building Code requiring these inspections. It is important to note that the Phase 1 Milestone Inspection did not find any engineer labeled "substantial structural deterioration" which is the normal trigger for a Phase 2 inspection. The conclusion of the Phase 2 inspection and report is that OHC, "...is structurally sound and safe for its intended use. Unsafe or dangerous conditions were not observed."

Florida Statute requires that once received, a copy of the report summary be supplied to owners by:

1. Hardcopy - Included in this letter. (Inspector Summary)
2. Electronic Transmission – Sent via a previous email and attachment on November 5, 2024. (Complete Report)
3. Posting on Property - A copy of the report narrative and summary has been posted in the package room. Please leave this report posted in that location. (Summary)
4. Posting on the Website - A full copy of the report has been posted on the association website under Owners, Engineering Reports, Milestone Inspection Reports. (Complete Report)

If you have any questions concerning any of this information, please feel free to contact the office.

Sincerely,

Tyler Brown
Manager, The Ormond Heritage

<u>New Maintenance Fee Schedule</u>		
REMINDER!! – Starting January 1, 2025		
<u>UNIT NUMBERS</u>		<u>2025 MONTHLY FEE</u>
<u>ENDING IN:</u>		
1, 3, 19, 21	-	\$1,248.79
2, 20	-	\$1,081.20
4, 18	-	\$1,170.80
5, 6, 7, 15, 16, 17	-	\$940.15
8, 14	-	\$834.95
#114	-	\$473.91
9, 13	-	\$1,373.24
10, 11, 12	-	\$1,101.11
PH-1	-	\$2,247.38
PH-2, PH-7	-	\$1,624.13
PH-3, 4, 5, 6	-	\$1,622.14
Maintenance Fees are due the 1st of every month.		
There is a 10-day grace period. After the 10th of the month, a \$25 late fee will be charged.		

Enclosed

1. Draft 2024 Annual Membership Meeting Minutes
2. 2025 Maintenance Fee Card
3. Phase 2 Milestone, Summary of Findings



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Minutes of November 2, 2024, Annual Membership Meeting

1. Opening Remarks by President

The meeting was called to order by Paul Cembruch, association president, at 10:04 AM.

2. Call the Roll – Certify Proxies – Quorum (Majority of Owners 78)

A quorum of the membership, 105 Units, was present in person or by proxy. A record of attendance is included in the saved meeting materials.

3. Proof of Notice

Notice of the meeting was given in accordance with statute and board direction with the 1st notice provided on August 28, 2024 and the 2nd notice provided on October 16, 2024.

4. Approval of Minutes

a. November 4, 2023 Annual Meeting

A motion was made by Ray Panknin, seconded by Barbara Etter, and approved unanimously to accept the November 5, 2022, Annual Membership meeting minutes as written.

5. Announcement of Proxy and Ballot certifiers

It was announced that Mary West, John Bowden, and Becky Panknin would be compiling vote totals for today's meeting.

6. Reports

Submitted reports were summarized with copies included with the meeting materials.

7. Announcement of Voting Results

a. IRS Revenue Ruling 70-604

Voting is reflected as 94 – 3 in favor of approval.

b. 2025 Budget Reserve Funding

Voting is reflected as 24-81 in favor of the Green, reduced reserve funding, budget.

8. Election of Directors

There being only five candidates for five open board positions, there was no board election. The 2024/2025 board members will be as follows:

- Cembruch, Paul – 410
- Cutter, Jerry – 303
- Etter, Barbara – 716
- Feedore, Jeremy – 704
- Panknin, Ray – 708

9. Unfinished Business

There was no unfinished business to come before the membership.

10. New Business

There was no new business to come before the membership.

11. Discussion by Members

During reports the membership asked several questions pertaining to building repairs, reserve funding, and other operational issues. There were some additional questions about Hurricane Milton, elevator repairs, and Electric Vehicles parking in the garage. Questions were answered.

12. Adjournment

There being no further business to come before the membership, the meeting was adjourned at 11:02 AM.

Respectfully Submitted:

Barbara Etter
Secretary, The Ormond Heritage

Minutes prepared by Tyler Brown, Association Manager.

PHASE 2 MILESTONE INSPECTION

Ormond Heritage Condominiums

1 John Anderson Drive

Ormond Beach, FL 32176



Prepared For:

The Ormond Heritage Condominium Management
Association, Inc.
1 John Anderson Drive
Ormond Beach, FL 32176

Prepared By

UES Milestone Inspections, LLC
9802 Palm River Road
Tampa, FL 33619

UES Project No: 0811.2400043.0000

Report Date

October 23, 2024

Inspection Date(s)

September 3, 2024



UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments

Phase II Structural Forensic Evaluations

Structural Integrity Reserve Studies

October 23, 2024

The Ormond Heritage Condominium Management Association, Inc.
1 John Anderson Drive
Ormond Beach, FL 32176

Attention: Tyler Brown
Phone: 398-672-6778
Email: ohcmanager@gmail.com

Reference: **Phase 2 Milestone Structural Inspections for Condominium and Cooperative Buildings**
Ormond Heritage Condominiums
UES Project No: 0811.2400043.0000

Building Department Reference Number:	N/A
Building/Property Identification/Address:	1 John Anderson Drive, Ormond Beach, FL 32176
License Number:	Condominium Project #PR1S022589

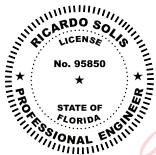
Dear Mr. Brown,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 2** milestone inspection for the above referenced property as required for condominiums and cooperative buildings when "**substantial structural deterioration**" is identified. UES's **PHASE 2** milestone inspection was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 2** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **The Ormond Heritage Condominium Management Association, Inc.** Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850

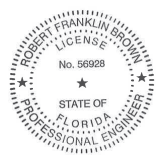


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This item has been digitally signed and sealed by Ricardo Solis, P.E. and Robert F. Brown, P.E., S.E., S.I. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Robert F. Brown, P.E., S.E., S.I.
Chief Structural Engineer
Florida Professional Engineer No. 56928



Digitally signed by Robert F Brown
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dnQualifier=A01410C00000019
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cn=Robert F Brown
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An original signed and sealed copy of this letter and the accompanying UES PHASE 2 Report has been retained in UES's office.

October 23, 2024

The Ormond Heritage Condominium Management Association, Inc.
1 John Anderson Drive
Ormond Beach, FL 32176

Attention: Tyler Brown
Phone: 398-672-6778
Email: ohcmanager@gmail.com

Reference: **Phase 2 Milestone Structural Inspections for Condominium and Cooperative Buildings
Ormond Heritage Condominiums**
UES Project No: 0811.2400043.0000

Building Department Reference Number:	N/A
Building/Property Identification/Address:	1 John Anderson Drive, Ormond Beach, FL 32176
License Number:	Condominium Project #PR1S022589

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Brown,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 2** milestone inspection for the above referenced property as required for condominiums and cooperative buildings when “**substantial structural deterioration**” is identified. UES’s **PHASE 2** milestone inspection was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the Phase 1 milestone inspection structural distress was observed in the supporting beams within the parking garage structure and noted as substantial structural deterioration by the Ormond Beach Chief Building Official. See below for the following locations:

1. Within the one-story parking garage (below the north, east, & south tower), many areas of the supporting beams were observed to have structural distress that included surface imperfections such as cracks, exposed reinforced steel with some surficial corrosion, significant spalling, and continual flowing water from the above courtyard area.

The extent of structural deterioration observed at each location mentioned above are as follows:

1. These areas were investigated in detail by Timothy J. Snook, P.E. with United Engineering Consultants, Inc. and a repair program was provided for fully assessing and repairing the distressed and damaged portions of the concrete beams located in the parking garage by Timothy J. Snook. Also, a Project Completion and

Close-out Letter dated June 18, 2024, was provided to the City of Ormond Beach Building Department by Timothy J. Snook. Additionally, UES inspected the repairs after they were completed on September 3, 2024. Refer to **Appendix A** for site photographs.

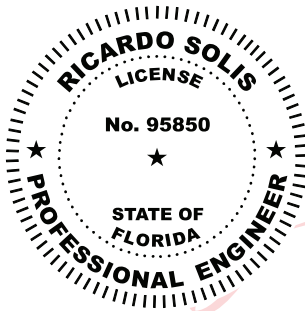
Based on the **PHASE 2** milestone inspection, the building is structurally sound and safe for its intended use. Unsafe or dangerous conditions were not observed.

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 2** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **The Ormond Heritage Condominium Management Association, Inc.**

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

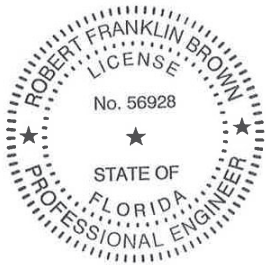


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This item has been digitally signed and sealed by Ricardo Solis, P.E. and Robert F. Brown, P.E., S.E., S.I. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850



Digitally signed by Robert F Brown
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Robert F. Brown, P.E., S.E., S.I.
Chief Structural Engineer
Florida Professional Engineer No. 56928

An original signed and sealed copy of this letter and the accompanying UES PHASE 2 Report has been retained in UES's office.