SIRS Special Assessment Notification – Preliminary Update

Dear Jockey Club 1 Owners,

We are writing to provide an update regarding the upcoming Special Assessment (SA) and clarify the next steps in light of the Structural Integrity Reserve Study (SIRS) conducted by The Falcon Group, along with the comprehensive implementation plan and budget prepared by our Owner's Representative, Belhaven, LLC.

As many of you know, Florida law now requires associations to conduct reserve studies that identify critical structural and safety needs. The Falcon Group's inspection outlined several mandatory and recommended items to ensure the long-term integrity, safety, and code compliance of our building. Belhaven then expanded upon these findings, verified site conditions, and developed a project plan that includes estimated costs, timelines, and allowances for project management, permitting, and contingency.

The proposed scope of work includes:

- Structural concrete and façade repair and remediation
- Full replacement of windows and doors that have not yet been upgraded
- Balcony deck coating and railing system upgrades
- Complete exterior painting and sealing
- Re-roofing of remaining low-level roofs
- Installation of Engineered Life Safety Systems (ELSS)

A preliminary estimate puts the total project cost at **$8,545,990**, including a 10% allowance for permitting and oversight. Importantly, the budget already reflects a **$100,000+ reduction** in the window and door replacement line item (now estimated at $1.9 million), to account for units that have already completed compliant replacements. These adjustments were made using permit data from Miami-Dade County to ensure fairness for owners who have already made the investment.

That said, we would like to emphasize that the **final amount of the Special Assessment has not yet been determined**. The Board is still evaluating several key factors, including:

- **Which elements are mandatory by law vs. optional or deferrable** (a survey will be circulated soon to gauge owner's willingness on optional line items)
- **How we might phase the work over time**, possibly spreading it over several years to ease the financial impact

- **Soliciting competitive bids from multiple vendors** to secure the highest-quality work at the most reasonable price

We are committed to transparency and diligence in this process. Once a proposed plan and timeline are finalized, a dedicated Board meeting will be held to review the detailed scope, budget breakdown, and next steps with the entire ownership.

Financial support resources:
As part of our commitment to assist residents in managing this upcoming expense, a communication has been sent to all owners regarding the **Miami-Dade County Special Assessment Assistance Program**, which offers no-interest loans to eligible homeowners. We strongly encourage any owner who may qualify to apply, as this could provide significant relief and flexibility in covering your share of the assessment (the deadline to apply is now Monday, August, 4th)

A note on financing:
It is worth reminding all owners that a well-managed and financially healthy condominium should be able to access bank financing to fund such large capital projects—helping us avoid the need for large, upfront out-of-pocket payments from residents. However, our ability to secure financing is currently **constrained by the number of delinquent accounts in our community**. Several units remain behind on their HOA dues—sometimes by significant amounts—and this affects all of us.

If you are behind on your payments, we urge you to:

- **Contact management immediately to arrange a payment plan**, or
- **Resolve your outstanding balance to avoid further legal action** (including lien placement and potential foreclosure)

We all share the responsibility to maintain and protect the value of our homes and community. The Board is actively working to secure the most equitable financing option possible, but we need full owner participation and timely dues payments to make that happen.

Thank you for your continued attention, cooperation, and commitment to the long-term safety and success of Jockey Club 1.

Warm regards,
The Jockey Club 1 Board of Directors

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