Department of Regulatory and Economic Resources
Consumer and Neighborhood Protection Division
11805 SW 26 ST Suite 230
Miami, FL 33175
Tel (786) 315-2558
CPReg@miamidade.gov

MIAMI-DADE COUNTY

CAPITAL PROJECTS FORM

Community Association Registration

Note: Complete this form ONLY if the association is to have any project done within the year. One form per project. (Ex. Repairs, maintenance etc.)

Community Association Name: ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCI

Address: 1455 N TREASURE DR NORTH BAY VILLAGE FL 33141

Telephone: 305.397.8329 Fax: 305.397.8329 Email: mgr@islandplacecondos.co

Legal name of individual submitting this form: Guillermo Parra

Title: LCAM Telephone: 305.397.8329 Email: mgr@islandplacecondos.co

I, GUILLERMO PARRA, certify that the above-named Community Association has a Planned Capital Project for calendar year 2025. The Planned Capital Project is as follows: *(1 form per project)*

☐ Type of Project: 60 YEARS RECERT

☐ Actual commencement date: ________ Completion date: 02.01.26

☐ Total Costs of project: $5,300,000

☒ Source of Funding: SPECIAL ASSESSMENT

☐ Project Schedule: ________

☐ Additional information regarding project (*Attach a separate sheet as necessary*):

COPY OF THE NOTICE

COPY OF THE MINUTES

COPY OF THE BIDS

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11805 SW 26 ST Suite 230
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CAPITAL PROJECTS FORM
Community Association Registration

By submitting this form, I understand that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in Florida Statutes.

Signature

5/2/25
Date

By submitting this form, I declare, under penalties of perjury, that I have read the foregoing form, that the facts stated in it are true, and that any supporting documents I submit are copies of genuine documents.

Signature

5/2/25
Date

By submitting this registration form, I understand this registration and any supporting documents are public record and are available for public inspection and copying.

Signature

5/2/25
Date

ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN in accordance with the Governing Documents of the Association as well as in accordance with Chapter 718 Florida Statues that a meeting of the Board of Directors of Island Place at North Bay Village Condominium Association, Inc., will be held as follows:

Ref: Special Assessment for 60 Year Recertification

To:	All Unit Owners
From:	The Board of Directors
Date:	Wednesday, April 30, 2025
Time:	7:00 PM
Location:	Lobby & Zoom

Join Zoom Meeting

Meeting ID: 897 8371 5960
Passcode: 677415

Agenda

I. Call to order.
II. Quorum determination and roll call.
III. New Business: (a) Consideration and adoption of a Special Assessment for an estimated cost of $5,300,000 for the purpose of the County's 60 Year Recertification:

(i) Discussion of bids received for the 60-year recertification project (copies of bids are attached);
(ii) Vote on the proposal for the 60-year recertification project; and
(iii) Vote on the Special Assessment.

VII. Adjournment.

BY: ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

Guillermo Parra, LCAM

Island Place at North Bay Village Condominium Association, Inc.
Special Assessment 2025

Special Assessment	Amount
Total Special Assessment	$5,300,000.00

Allocation Per Unit

Number of Units	Number of Bedrooms/Bathrooms	Unit Square Footage	Total Square Footage	Square Ft. Per Type %	Per Unity Type
7	Studio	531.00	3,717.00	3.38%	$179,209.12
7	Studio	534.00	3,738.00	3.40%	$180,221.60
35	1B/1B	817.00	28,595.00	26.01%	$1,378,661.49
22	1B/1B	827.00	18,194.00	16.55%	$877,194.16
1	1B/1B	699.00	699.00	0.64%	$33,701.15
1	1B/1B	817.00	817.00	0.74%	$39,390.33
2	1B/1B	827.00	1,654.00	1.50%	$79,744.92
7	1B/1.5B	817.00	5,719.00	5.20%	$275,732.30
8	1B/1.5B	827.00	6,616.00	6.02%	$318,979.70
1	1B/1.5B	817.00	817.00	0.74%	$39,390.33
15	2B/2B	1178.00	17,670.00	16.07%	$851,930.35
14	2B/2B	1149.00	16,086.00	14.63%	$775,560.37
1	2B/2B	1002.00	1,002.00	0.91%	$48,309.80
2	2B/2B	1149.00	2,298.00	2.09%	$110,794.34
1	2B/2B	817.00	817.00	0.74%	$39,390.33
1	STORAGE	28.00	28.00	0.03%	$1,349.97
1	STORAGE	24.00	24.00	0.02%	$1,157.12
1	LAUNDRY	780.00	780.00	0.71%	$37,606.43
1	STORAGE	126.00	126.00	0.11%	$6,074.89
1	STORAGE	93.00	93.00	0.08%	$4,483.84
1	STORAGE	126.00	126.00	0.11%	$6,074.89
1	STORAGE	93.00	93.00	0.08%	$4,483.84
1	STORAGE	126.00	126.00	0.11%	$6,074.89
1	STORAGE	93.00	93.00	0.08%	$4,483.84
133.00			109,928.00	100.00%	5,300,000.00

Unit Type	Total Per Unity
A	$25,601.30
A-1	$25,745.94
B	$39,390.33
B-1	$39,872.46
B-2	$33,701.15
B-3	$39,390.33
B-4	$39,872.46
C	$39,390.33
C-1	$39,872.46
C-2	$39,390.33
D	$56,795.36
D-1	$55,397.17
D-2	$48,309.80
D-3	$55,397.17
E	$39,390.33
CU1	$1,349.97
CU2	$1,157.12
CU3	$37,606.43
CU4	$6,074.89
CU5	$4,483.84
CU6	$6,074.89
CU7	$4,483.84
CU8	$6,074.89
CU9	$4,483.84

BID FORM
ISLAND PLACE CONDOMINIUM

ACG Engineering Services Inc

BLACKSTONE CONSTRUCTION CORP

Item	Qnty	Unit	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				$ 330,000.00
Permits (Permit fees, test, any documentation required to pull the permit)				AT COST
Scaffolding				$ 195,000.00
A. SUBTOTAL				**$ 525,000.00**
B.Walls				
Window sill	100.00	LF	$ 85.00	$ 8,500.00
Crack Repair	100.00	LF	$ 22.00	$ 2,200.00
Column/beam repairs	45.00	CF	$ 350.00	$ 15,750.00
Polyurethane (To seal around windows and or doors if required)	200.00	LF	$ 7.00	$ 1,400.00
Stucco Repair	9,800.00	SF	$ 21.00	$ 205,800.00
B. Subtotal Walls				**$ 233,650.00**
C. Balcony				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	560.00	LF	$ 110.00	$ 61,600.00
Crack Repair	100.00	LF	$ 21.00	$ 2,100.00
Crack Repair (Gravity feed epoxy crack filler)	100.00	LF	$ 32.00	$ 3,200.00
Slab Repair (4")	2,500.00	SF	$ 125.00	$ 312,500.00
Overhead Repair (4")	450.00	SF	$ 185.00	$ 83,250.00
Full Depth	340.00	CF	$ 285.00	$ 96,900.00
Curb Repairs	370.00	CF	$ 115.00	$ 42,550.00
Column/Beam Repairs	50.00	CF	$ 425.00	$ 21,250.00
CMU Block removal & Reinstallation (Up tp 5 feet height)	1,000.00	LF	$ 325.00	$ 325,000.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	235.00	EA	$ 775.00	$ 182,125.00
Polyurethane (To seal around windows and or doors if required)	1,000.00	LF	$ 18.00	$ 18,000.00
Stucco Repair	3,500.00	SF	$ 22.00	$ 77,000.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	117.00	EA	$ 225.00	$ 26,325.00
Weather walls (to include installation and removal)	1,500.00	LF	$ 95.00	$ 142,500.00
Flash Patching (To use product compatible with waterproofing material)	2,106.00	SF	$ 22.00	$ 46,332.00
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose oldmaterials)	10,530.00	SF	$ 18.00	$ 189,540.00
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	10,530.00	SF	$ 5.50	$ 57,915.00
C. Subtotal Balcony				**$ 1,688,087.00**
D. Catwalk & Staircase				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	55.00	LF	$ 210.00	$ 11,550.00
Crack Repair	25.00	LF	$ 21.00	$ 525.00
Crack Repair (Gravity feed epoxy crack filler)	15.00	LF	$ 32.00	$ 480.00
Slab Repair (4")	50.00	SF	$ 125.00	$ 6,250.00
Overhead Repair (4")	45.00	SF	$ 185.00	$ 8,325.00
Full Depth	200.00	CF	$ 285.00	$ 57,000.00
Curb Repairs	5.00	CF	$ 85.00	$ 425.00
Column/Beam Repairs	250.00	CF	$ 425.00	$ 106,250.00
Polyurethane (To seal around windows and or doors if required)	100.00	LF	$ 18.00	$ 1,800.00
Stucco Repair	1,700.00	SF	$ 22.00	$ 37,400.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	15.00	EA	$ 775.00	$ 11,625.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	70.00	EA	$ 225.00	$ 15,750.00
Weather walls (to include installation and removal)	56.00	LF	$ 15.00	$ 840.00
Flash Patching (To use product compatible with waterproofing material)	880.35	SF	$ 22.00	$ 19,367.70
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	4,401.75	SF	$ 8.00	$ 35,214.00

Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	1,383.75	SF	$ 5.50	$ 7,610.63
Subtotal Catwalk & Staircase				**$ 320,412.33**
E. Railings				
Clean and protect railing legs before pouring post pocket material where necessary.	200.00	EA	$ 35.00	$ 7,000.00
Remove and Replace existing railings (to include post pocket cleaning & grout).	200.00	EA	$ 1,075.00	$ 215,000.00
E. Subtotal Railings				**$ 222 000.00**
F. Windows				
Remove and replace all existing windows and install new impact windows (To include waterproofing of opening subastrate and to follow NOA).	1.00	LS	$ 1,215,000.00	$ 1,215,000.00
F. Subtotal Windows				**$ 1,215,000.00**
G. Roof				
Remove and replace existing membrane (to include all required flashing against existing elements to avoid leakages and Walking Path)	18,051.00	SF	$ 32.00	$ 577,632.00
Remove and/or repalace drainages if required.	6.00	EA	$ 2,750.00	$ 16,500.00
Column/Beam Repairs	50.00	CF	$ 425.00	$ 21,250.00
Stucco Repair	593.36	SF	$ 18.00	$ 10,680.48
G. Subtotal Roof				**$ 626,062.48**
H. Deck Over Water				
Remove and replace existing finishes up to structural slab) (to include pavers/sand,mortar bed/etc.)	440.32	SF	$ 24.50	$ 10,787.84
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	440.32	SF	$ 19.50	$ 8,586.24
Slab Repair (4")	100.00	SF	$ 125.00	$ 12,500.00
Full Depth	15.00	CF	$ 625.00	$ 9,375.00
Column/Beam Repairs	20.00	CF	$ 625.00	$ 12,500.00
Stucco Repair	100.00	SF	$ 18.00	$ 1,800.00
H. Subtotal Deck Over Water				**$ 55,549.08**
I. Seawall				
Remove and reinstall railing (to include regrout post pockets).	70.00	LF	$ 86.00	$ 6,020.00
Column/Beam Repairs	100.00	CF	$ 525.00	$ 52,500.00
I. Subtotal Seawall				**$ 58,520.00**
J. Paint				
Painting (Including Sealing Gaps ,Beauty bead, clean and prep metal doors/elements before painting, etc)	1.00	LS	$ 361,000.00	$ 361,000.00
J. Subtotal Paint				**$ 361,000.00**
****All dimensions to be verified, by contractor, on-site ****				
SUBTOTAL A + B + C + D + E + F + G + H + I + J				**$ 5,305,280.89**
TOTAL CONSTRUCTION				**$ 5,305,280.89**
4/7/2024				**BID FORM ISLAND PLACE**

BID FORM

[illegible]

ACG Engineering Services Inc

Coast to Coast General Contractors, Inc

Item	Qnty	Unit	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				$ 550,000.00
Permits (Permit fees, test, any documentation required to pull the permit)				AT COST
Scaffolding				INCLUDED
A. SUBTOTAL				**$ 550,000.00**
B. Walls				
Window sill	100.00	LF	$ 110.00	$ 11,000.00
Crack Repair	100.00	LF	$ 72.00	$ 7,200.00
Column/beam repairs	45.00	CF	$ 365.00	$ 16,425.00
Polyurethane (To seal around windows and or doors if required)	200.00	LF	$ 10.00	$ 2,000.00
Stucco Repair	9,800.00	SF	$ 26.00	$ 254,800.00
B. Subtotal Walls				**$ 291,425.00**
C. Balcony				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	560.00	LF	$ 140.00	$ 78,400.00
Crack Repair	100.00	LF	$ 72.00	$ 7,200.00
Crack Repair (Gravity feed epoxy crack filler)	100.00	LF	$ 38.00	$ 3,800.00
Slab Repair (4")	2,500.00	SF	$ 120.00	$ 300,000.00
Overhead Repair (4")	450.00	SF	$ 145.00	$ 65,250.00
Full Depth	340.00	CF	$ 320.00	$ 108,800.00
Curb Repairs	370.00	CF	$ 335.00	$ 123,950.00
Column/Beam Repairs	50.00	CF	$ 365.00	$ 18,250.00
CMU Block removal & Reinstallation (Up tp 5 feet height)	1,000.00	LF	$ 480.00	$ 480,000.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	235.00	EA	$ 880.00	$ 206,800.00
Polyurethane (To seal around windows and or doors if required)	1,000.00	LF	$ 10.00	$ 10,000.00
Stucco Repair	3,500.00	SF	$ 26.00	$ 91,000.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	117.00	EA	$ 65.00	$ 7,605.00
Weather walls (to include installation and removal)	1,500.00	LF	$ 105.00	$ 157,500.00
Flash Patching (To use product compatible with waterproofing material)	2,106.00	SF	$ 18.00	$ 37,908.00
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose oldmaterials)	10,530.00	SF	$ 20.00	$ 210,600.00
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	10,530.00	SF	$ 5.50	$ 57,915.00
C. Subtotal Balcony				**$ 1,964,978.00**
D. Catwalk & Staircase				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	55.00	LF	$ 140.00	$ 7,700.00
Crack Repair	25.00	LF	$ 72.00	$ 1,800.00
Crack Repair (Gravity feed epoxy crack filler)	15.00	LF	$ 38.00	$ 570.00
Slab Repair (4")	50.00	SF	$ 120.00	$ 6,000.00
Overhead Repair (4")	45.00	SF	$ 145.00	$ 6,525.00
Full Depth	200.00	CF	$ 320.00	$ 64,000.00
Curb Repairs	5.00	CF	$ 335.00	$ 1,675.00
Column/Beam Repairs	250.00	CF	$ 365.00	$ 91,250.00
Polyurethane (To seal around windows and or doors if required)	100.00	LF	$ 10.00	$ 1,000.00
Stucco Repair	1,700.00	SF	$ 26.00	$ 44,200.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	15.00	EA	$ 880.00	$ 13,200.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	70.00	EA	$ 26.00	$ 1,820.00
Weather walls (to include installation and removal)	56.00	LF	$ 105.00	$ 5,880.00
Flash Patching (To use product compatible with waterproofing material)	880.35	SF	$ 18.00	$ 15,846.30
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	4,401.75	SF	$ 20.00	$ 88,035.00
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	1,383.75	SF	$ 5.50	$ 7,610.63
D. Subtotal Catwalk & Staircase				**$ 357,111.93**
E. Railings				
Clean and protect railing legs before pouring post pocket material where necessary.	200.00	EA	$ 65.00	$ 13,000.00
Remove and Replace existing railings (to include post pocket cleaning & grout).	200.00	EA	$ 1,250.00	$ 250,000.00

E. Subtotal Railings					**$ 263,000.00**
F. Windows					
Remove and replace all existing windows and install new impact windows (To include waterproofing of opening subastrate and to follow NOA). -SGD NOT INCLUDED	1.00	LS	$ 725,550.00	$ 725,550.00
F. Subtotal Windows					**$ 725,550.00**
G. Roof					
Remove and replace existing membrane (to include all required flashing against existing elements to avoid leakages and Walking Path)	18,051.00	SF	$ 42.00	$ 758,142.00
Remove and/or repalace drainages if required.	6.00	EA	$ 3,400.00	$ 20,400.00
Column/Beam Repairs	50.00	CF	$ 365.00	$ 18,250.00
Stucco Repair	593.36	SF	$ 26.00	$ 15,427.36
G. Subtotal Roof					**$ 812,219.36**
H. Deck Over Water					
Remove and replace existing finishes up to structural slab) (to include pavers/sand,mortar bed/etc.)	440.32	SF	$ 30.00	$ 13,209.60
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	440.32	SF	$ 22.00	$ 9,687 04
Slab Repair (4")	100.00	SF	$ 130.00	$ 13,000.00
Full Depth	15.00	CF	$ 700.00	$ 10,500.00
Column/Beam Repairs	20 00	CF	$ 700.00	$ 14,000.00
Stucco Repair	100.00	SF	$ 26.00	$ 2,600.00
H. Subtotal Deck Over Water					**$ 62,996.64**
I. Seawall					
Remove and reinstall railing (to include regrout post pockets).	70.00	LF	$ 100.00	$ 7,000.00
Column/Beam Repairs	100.00	CF	$ 600.00	$ 60,000.00
I. Subtotal Seawall					**$ 67,000.00**
J. Paint					
Painting (Including Sealing Gaps ,Beauty bead, clean and prep metal doors/elements before painting, etc)	1.00	LS	$ 289,770.00	$ 289,770.00
J. Subtotal Paint					**$ 289,770.00**
****All dimensions to be verified, by contractor, on-site ****					
SUBTOTAL A + B + C + D + E + F + G + H + I + J					**$ 5,384,050.93**
TOTAL CONSTRUCTION					**$ 5,384,050.93**

ACG Engineering Services Inc

Suncoast Restoration

BID FORM
ISLAND PLACE CONDOMINIUM

Item	Qnty	Unit	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				$650,000.00
Permits				At Cost
Scaffolding				$130,000.0
A. SUBTOTAL				**$780,000.00**
B.Walls				
Window sill	100.00	LF	$105.00	$10,500.00
Crack Repair	100.00	LF	$15.00	$1,500.00
Column/beam repairs	45.00	CF	$310.00	$13,950.00
Polyurethane (To seal around windows and or doors if required)	200.00	LF	$3.00	$600.00
Stucco Repair	9,800.00	SF	$26.00	$254,800.00
B. Subtotal Walls				**$281,350.00**
C. Balcony				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	560.00	LF	$165.00	$92,400.00
Crack Repair	100.00	LF	$15.00	$1,500.00
Crack Repair (Gravity feed epoxy crack filler)	100.00	LF	$20.00	$2,000.00
Slab Repair (4")	2,500.00	SF	$145.00	$362,500.00
Overhead Repair (4")	450.00	SF	$155.00	$69,750.00
Full Depth	340.00	CF	$330.00	$112,200.00
Curb Repairs	370.00	CF	$350.00	$122,500.00
Column/Beam Repairs	50.00	CF	$350.00	$17,500.00
CMU Block removal & Reinstallation (Up tp 5 feet height)	1,000.00	LF	$280.00	$280,000.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	235.00	ea	$50.00	$11,750.00
Polyurethane (To seal around windows and or doors if required)	1,000.00	LF	$3.00	$3,000.00
Stucco Repair	3,500.00	SF	$26.00	$91,000.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	117.00	ea	$55.00	$6,435.00
Weather walls (to include installation and removal)	1,500.00	FT	$13.00	$19,500.00
Flash Patching (To use product compatible with waterproofing material)	2,106.00	SF	$9.00	$18,954.00
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	10,530.00	SF	$10.00	$105,300.00
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	10,530.00	SF	$3.50	$36,855.00
C. Subtotal Balcony				**$1,353,144.00**
D. Catwalk & Staircase				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	55.00	LF	$165.00	$9,075.00
Crack Repair	25.00	LF	$15.00	$375.00
Crack Repair (Gravity feed epoxy crack filler)	15.00	LF	$20.00	$300.00
Slab Repair (4")	50.00	SF	$145.00	$7,250.00
Overhead Repair (4")	45.00	SF	$155.00	$6,975.00
Full Depth	200.00	CF	$330.00	$66,000.00
Curb Repairs	5.00	CF	$350.00	$1,750
Column/Beam Repairs	250.00	CF	$350.00	$87,500.00
Polyurethane (To seal around windows and or doors if required)	100.00	LF	$3.00	$300.00
Stucco Repair	1,700.00	SF	$26.00	$44,200.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	15.00	ea	$50.00	$750.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	70.00	ea	$55.00	$3,850.00
Weather walls (to include installation and removal)	56.00	FT	$13.00	$728.00
Flash Patching (To use product compatible with waterproofing material)	880.35	SF	$9.00	$7,923.15
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	4,401.75	SF	$10.00	$44,017.50
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	1,383.75	SF	$3.50	$4,843.13
D. Subtotal Catwalk & Staircase				**$285,836.78**

ACG Engineering Services Inc

BID FORM
ISLAND PLACE CONDOMINIUM

Item	Qnty	Unit	Unit Price	Total
E. Railings				
Clean and protect railing legs before pouring post pocket material where necessary.	200.00	ea		$11,000.00
Remove and Replace existing railings (to include post pocket cleaning & grout).	200.00	ea		$180,000.00
E. Subtotal Railings				$191,000.00
F. Windows				
Remove and replace all existing windows and install new impact windows (To include waterproofing of opening subastrate and to follow NOA).	1.00	LS	$	$1,084,2000.00
F. Subtotal Windows				$1,084,200.00
G. Roof				
Remove and replace existing membrane (to include all required flashing against existing elements to avoid leakages and Walking Path)	18,051.00	SF	$21.00	$379,071.00
Remove and/or repalace drainages if required.	6.00	ea	$1,500.00	$9,000.00
Column/Beam Repairs	50.00	CF	$330.00	$16,500.00
Stucco Repair	593.36	SF	$25.00	$14,834.00
G. Subtotal Roof				$419,405.00
H. Deck Over Water				
Remove and replace existing finishes up to structural slab) (to include pavers/sand,mortar bed/etc.)	440.32	SF	$15.00	$6,604.80
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	440.32	SF	$10.00	$4,403.20
Slab Repair (4")	100.00	SF	$145.00	$14,500.00
Full Depth	15.00	CF	$330.00	$4,950.00
Column/Beam Repairs	20.00	CF	$350.00	$7,000.00
Stucco Repair	100.00	SF	$24.00	$2,400.00
H. Subtotal Deck Over Water				$39,858.00
I. Seawall				
Remove and reinstall railing (to include regrout post pockets).	70.00	FT	$75	$5,250.00
Column/Beam Repairs	100.00	CF	$450	$45,000.00
I. Subtotal Seawall				$50,250.00
J. Paint				
Painting (Including Sealing Gaps ,Beauty bead, clean and prep metal doors/elements before painting, etc)	1.00	LS	$	$162,000.00
J. Subtotal Paint				$162,000.00

****All dimensions to be verified, by contractor, on-site ****

SUBTOTAL A+B+C+D+E+F+G+H+I+J	$4,647,043.78
TOTAL CONSTRUCTION	$4,647,043.78

BID FORM
ISLAND PLACE CONDOMINIUM

ACG Engineering Services Inc

SYDNEY CCI

PHASE 1 OF 3

Item	Qnty	Unit	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				$ 137,500.00
Permits (Permit fees, test, any documentation required to pull the permit)				AT COST
Scaffolding				$ 105,000.00
A. SUBTOTAL				**$ 242,500.00**
B.Walls				
Window sill	100.00	LF	$ 118.57	$ 11,857.00
Crack Repair	100.00	LF	$ 9.36	$ 936.00
Column/beam repairs	45.00	CF	$ 424.36	$ 19,096.20
Polyurethane (To seal around windows and or doors if required)	200.00	LF	$ 6.24	$ 1,248.00
Stucco Repair	9,800.00	SF	$ 28.71	$ 281,358.00
B. Subtotal Walls				**$ 157,247.60**
C. Balcony				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	560.00	LF	$ 156.02	$ 87,371.20
Crack Repair	100.00	LF	$ 9.36	$ 936.00
Crack Repair (Gravity feed epoxy crack filler)	100.00	LF	$ 43.68	$ 4,368.00
Slab Repair (4")	2,500.00	SF	$ 118.57	$ 296,425.00
Overhead Repair (4")	450.00	SF	$ 168.50	$ 75,825.00
Full Depth	340.00	CF	$ 424.36	$ 144,282.40
Curb Repairs	370.00	CF	$ 112.33	$ 41,562.10
Column/Beam Repairs	50.00	CF	$ 424.36	$ 21,218.00
CMU Block removal & Reinstallation (Up tp 5 feet height)	1,000.00	LF	$ 195.00	$ 195,000.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	235.00	EA	$ 535.00	$ 125,725.00
Polyurethane (To seal around windows and or doors if required)	1,000.00	LF	$ 6.24	$ 6,240.00
Stucco Repair	3,500.00	SF	$ 28.71	$ 100,485.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	117.00	EA	$ 56.17	$ 6,571.89
Weather walls (to include installation and removal)	1,500.00	LF	$ 81.13	$ 121,695.00
Flash Patching (To use product compatible with waterproofing material)	2,106.00	SF	$ 18.72	$ 39,424.32
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose oldmaterials)	10,530.00	SF	$ 18.72	$ 197,121.60
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	10,530.00	SF	$ 7.49	$ 78,869.70
C. Subtotal Balcony				**$ 771,560.11**
D. Catwalk & Staircase				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	55.00	LF	$ 156.01	$ 8,580.55
Crack Repair	25.00	LF	$ 9.36	$ 234.00
Crack Repair (Gravity feed epoxy crack filler)	15.00	LF	$ 43.68	$ 655.20
Slab Repair (4")	50.00	SF	$ 118.57	$ 5,928.50
Overhead Repair (4")	45.00	SF	$ 168.50	$ 7,582.50
Full Depth	200.00	CF	$ 424.36	$ 84,872.00
Curb Repairs	5.00	CF	$ 399.40	$ 1,997.00
Column/Beam Repairs	250.00	CF	$ 424.36	$ 106,090.00
Polyurethane (To seal around windows and or doors if required)	100.00	LF	$ 6.24	$ 624.00
Stucco Repair	1,700.00	SF	$ 28.71	$ 48,807.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	15.00	EA	$ 436.84	$ 6,552.60
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	70.00	EA	$ 56.17	$ 3,931.90
Weather walls (to include installation and removal)	56.00	LF	$ 81.13	$ 4,543.28
Flash Patching (To use product compatible with waterproofing material)	880.35	SF	$ 18.72	$ 16,480.15
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	4,401.75	SF	$ 18.72	$ 82,400.76

Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	1,383.75	SF	$ 7.49	$ 10,364.29
D. Subtotal Catwalk & Staircase				**$ 194,821.86**
E. Railings				
Clean and protect railing legs before pouring post pocket material where necessary.	200.00	EA	$ 56.17	$ 11,234.00
Remove and Replace existing railings (to include post pocket cleaning & grout).	200.00	EA	$ 998.49	$ 199,698.00
E. Subtotal Railings				**$ 105,466.00**
F. Windows				
Remove and replace all existing windows and install new impact windows (To include waterproofing of opening subastrate and to follow NOA).	1.00	LS	$ 1,189,741.06	$ 1,189,741.06
F. Subtotal Windows				**$ 594,870.53**
G. Roof				
Remove and replace existing membrane (to include all required flashing against existing elements to avoid leakages and Walking Path)	18,051.00	SF	$ -	$ -
Remove and/or repalace drainages if required.	6.00	EA	$ -	$ -
Column/Beam Repairs	50.00	CF	$ -	$ -
Stucco Repair	593.36	SF	$ -	$ -
G. Subtotal Roof				**$ -**
H. Deck Over Water				
Remove and replace existing finishes up to structural slab) (to include pavers/sand,mortar bed/etc.)	440.32	SF	$ -	$ -
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	440.32	SF	$ -	$ -
Slab Repair (4")	100.00	SF	$ -	$ -
Full Depth	15.00	CF	$ -	$ -
Column/Beam Repairs	20.00	CF	$ -	$ -
Stucco Repair	100.00	SF	$ -	$ -
H. Subtotal Deck Over Water				**$ -**
I. Seawall				
Remove and reinstall railing (to include regrout post pockets).	70.00	LF	$ -	$ -
Column/Beam Repairs	100.00	CF	$ -	$ -
I. Subtotal Seawall				**$ -**
J. Paint				
Painting (Including Sealing Gaps ,Beauty bead, clean and prep metal doors/elements before painting, etc)	1.00	LS	$ 375,993.98	$ 375,993.98
J. Subtotal Paint				**$ 187,996.99**
****All dimensions to be verified, by contractor, on-site ****				
SUBTOTAL A + B + C + D + E + F + G + H + I + J				**$ 2,254,463.09**
TOTAL CONSTRUCTION				**$ 2,254,463.09**
3/17/2025				**BID FORM ISLAND PLACE**

BID FORM
ISLAND PLACE CONDOMINIUM

ACG Engineering Services Inc

SYDNEY CCI

PHASE 2 OF 3

Item	Qnty	Unit	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				$ 137,500.00
Permits (Permit fees, test, any documentation required to pull the permit)				AT COST
Scaffolding				$ 105,000.00
A. SUBTOTAL				**$ 242,500.00**
B.Walls				
Window sill	100.00	LF	$ 118.57	$ 11,857.00
Crack Repair	100.00	LF	$ 9.36	$ 936.00
Column/beam repairs	45.00	CF	$ 424.36	$ 19,096.20
Polyurethane (To seal around windows and or doors if required)	200.00	LF	$ 6.24	$ 1,248.00
Stucco Repair	9,800.00	SF	$ 28.71	$ 281,358.00
B. Subtotal Walls				**$ 157,247.60**
C. Balcony				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	560.00	LF	$ 156.02	$ 87,371.20
Crack Repair	100.00	LF	$ 9.36	$ 936.00
Crack Repair (Gravity feed epoxy crack filler)	100.00	LF	$ 43.68	$ 4,368.00
Slab Repair (4")	2,500.00	SF	$ 118.57	$ 296,425.00
Overhead Repair (4")	450.00	SF	$ 168.50	$ 75,825.00
Full Depth	340.00	CF	$ 424.36	$ 144,282.40
Curb Repairs	370.00	CF	$ 112.33	$ 41,562.10
Column/Beam Repairs	50.00	CF	$ 424.36	$ 21,218.00
CMU Block removal & Reinstallation (Up tp 5 feet height)	1,000.00	LF	$ 195.00	$ 195,000.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	235.00	EA	$ 535.00	$ 125,725.00
Polyurethane (To seal around windows and or doors if required)	1,000.00	LF	$ 6.24	$ 6,240.00
Stucco Repair	3,500.00	SF	$ 28.71	$ 100,485.00
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	117.00	EA	$ 56.17	$ 6,571.89
Weather walls (to include installation and removal)	1,500.00	LF	$ 81.13	$ 121,695.00
Flash Patching (To use product compatible with waterproofing material)	2,106.00	SF	$ 18.72	$ 39,424.32
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose oldmaterials)	10,530.00	SF	$ 18.72	$ 197,121.60
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	10,530.00	SF	$ 7.49	$ 78,869.70
C. Subtotal Balcony				**$ 771,560.11**
D. Catwalk & Staircase				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	55.00	LF	$ 156.01	$ 8,580.55
Crack Repair	25.00	LF	$ 9.36	$ 234.00
Crack Repair (Gravity feed epoxy crack filler)	15.00	LF	$ 43.68	$ 655.20
Slab Repair (4")	50.00	SF	$ 118.57	$ 5,928.50
Overhead Repair (4")	45.00	SF	$ 168.50	$ 7,582.50
Full Depth	200.00	CF	$ 424.36	$ 84,872.00
Curb Repairs	5.00	CF	$ 399.40	$ 1,997.00
Column/Beam Repairs	250.00	CF	$ 424.36	$ 106,090.00
Polyurethane (To seal around windows and or doors if required)	100.00	LF	$ 6.24	$ 624.00
Stucco Repair	1,700.00	SF	$ 28.71	$ 48,807.00
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	15.00	EA	$ 436.84	$ 6,552.60
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	70.00	EA	$ 56.17	$ 3,931.90
Weather walls (to include installation and removal)	56.00	LF	$ 81.13	$ 4,543.28
Flash Patching (To use product compatible with waterproofing material)	880.35	SF	$ 18.72	$ 16,480.15
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	4,401.75	SF	$ 18.72	$ 82,400.76

Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	1,383.75	SF	$ 7.49	$ 10,364.29
D. Subtotal Catwalk & Staircase				**$ 194,821.86**
E. Railings				
Clean and protect railing legs before pouring post pocket material where necessary.	200.00	EA	$ 56.17	$ 11,234.00
Remove and Replace existing railings (to include post pocket cleaning & grout).	200.00	EA	$ 998.49	$ 199,698.00
E. Subtotal Railings				**$ 105,466.00**
F. Windows				
Remove and replace all existing windows and install new impact windows (To include waterproofing of opening subastrate and to follow NOA).	1.00	LS	$ 1,189,741.06	$ 1,189,741.06
F. Subtotal Windows				**$ 594,870.53**
G. Roof				
Remove and replace existing membrane (to include all required flashing against existing elements to avoid leakages and Walking Path)	18,051.0 0	SF	$ -	$ -
Remove and/or repalace drainages if required.	6.00	EA	$ -	$ -
Column/Beam Repairs	50.00	CF	$ -	$ -
Stucco Repair	593.36	SF	$ -	$ -
G. Subtotal Roof				**$ -**
H. Deck Over Water				
Remove and replace existing finishes up to structural slab) (to include pavers/sand,mortar bed/etc.)	440.32	SF	$ -	$ -
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	440.32	SF	$ -	$ -
Slab Repair (4")	100.00	SF	$ -	$ -
Full Depth	15.00	CF	$ -	$ -
Column/Beam Repairs	20.00	CF	$ -	$ -
Stucco Repair	100.00	SF	$ -	$ -
H. Subtotal Deck Over Water				**$ -**
I. Seawall				
Remove and reinstall railing (to include regrout post pockets).	70.00	LF	$ -	$ -
Column/Beam Repairs	100.00	CF	$ -	$ -
I. Subtotal Seawall				**$ -**
J. Paint				
Painting (Including Sealing Gaps ,Beauty bead, clean and prep metal doors/elements before painting, etc)	1.00	LS	$ 375,993.98	$ 375,993.98
J. Subtotal Paint				**$ 187,996.99**
****All dimensions to be verified, by contractor, on-site ****				
SUBTOTAL A + B + C + D + E + F + G + H + I + J				**$ 2,254,463.09**
TOTAL CONSTRUCTION				**$ 2,254,463.09**

BID FORM
ISLAND PLACE CONDOMINIUM

ACG Engineering Services Inc

SYDNEY CCI

PHASE 3 OF 3

Item	Qnty	Unit	Unit Price	Total
A. (Lump Sum Items)				
General Conditions				$ 50,000.00
Permits (Permit fees, test, any documentation required to pull the permit)				AT COST
Scaffolding				$ -
A. SUBTOTAL				**$ 50,000.00**
B.Walls				
Window sill	100.00	LF	$ -	$ -
Crack Repair	100.00	LF	$ -	$ -
Column/beam repairs	45.00	CF	$ -	$ -
Polyurethane (To seal around windows and or doors if required)	200.00	LF	$ -	$ -
Stucco Repair	9,800.00	SF	$ -	$ -
B. Subtotal Walls				**$ -**
C. Balcony				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	560.00	LF	$ -	$ -
Crack Repair	100.00	LF	$ -	$ -
Crack Repair (Gravity feed epoxy crack filler)	100.00	LF	$ -	$ -
Slab Repair (4")	2,500.00	SF	$ -	$ -
Overhead Repair (4")	450.00	SF	$ -	$ -
Full Depth	340.00	CF	$ -	$ -
Curb Repairs	370.00	CF	$ -	$ -
Column/Beam Repairs	50.00	CF	$ -	$ -
CMU Block removal & Reinstallation (Up tp 5 feet height)	1,000.00	LF	$ -	$ -
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	235.00	EA	$ -	$ -
Polyurethane (To seal around windows and or doors if required)	1,000.00	LF	$ -	$ -
Stucco Repair	3,500.00	SF	$ -	$ -
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	117.00	EA	$ -	$ -
Weather walls (to include installation and removal)	1,500.00	LF	$ -	$ -
Flash Patching (To use product compatible with waterproofing material)	2,106.00	SF	$ -	$ -
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose oldmaterials)	10,530.00	SF	$ -	$ -
Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	10,530.00	SF	$ -	$ -
				$ -
D. Catwalk & Staircase				
Edge Repair (up tp 9" to include, if required, rebar dowel and/or new edge bar along balcony railing length)	55.00	LF	$ -	$ -
Crack Repair	25.00	LF	$ -	$ -
Crack Repair (Gravity feed epoxy crack filler)	15.00	LF	$ -	$ -
Slab Repair (4")	50.00	SF	$ -	$ -
Overhead Repair (4")	45.00	SF	$ -	$ -
Full Depth	200.00	CF	$ -	$ -
Curb Repairs	5.00	CF	$ -	$ -
Column/Beam Repairs	250.00	CF	$ -	$ -
Polyurethane (To seal around windows and or doors if required)	100.00	LF	$ -	$ -
Stucco Repair	1,700.00	SF	$ -	$ -
Grout Block Cells (consider one unit = cells row up to 8 feet height and to add bar)	15.00	EA	$ -	$ -
Post Pocket Repair (to include clean and install new material per specifications and compatible with waterproofing system)	70.00	EA	$ -	$ -
Weather walls (to include installation and removal)	56.00	LF	$ -	$ -
Flash Patching (To use product compatible with waterproofing material)	880.35	SF	$ -	$ -
Apply waterproofing system (to include surface preparation per manufacturer/ turn up flashing/grinding/removal and dispose old materials)	4,401.75	SF	$ -	$ -

Tile Removal (to include tiles/carpet/wood deck/turf grass/paint/etc up to structural slab.)	1,383.75	SF	$ -	$ -
D. Subtotal Catwalk & Staircase				$ -
E. Railings				
Clean and protect railing legs before pouring post pocket material where necessary.	200.00	EA	$ -	$ -
Remove and Replace existing railings (to include post pocket cleaning & grout).	200.00	EA	$ -	$ -
E. Subtotal Railings				$ -
F. Windows				
Remove and replace all existing windows and install new impact windows (To include waterproofing of opening subastrate and to follow NOA).	1.00	LS	$ -	$ -
F. Subtotal Windows				$ -
G. Roof				
Remove and replace existing membrane (to include all required flashing against existing elements to avoid leakages and Walking Path)	18,051.00	SF	$ 18.10	$ 326,723.10
Remove and/or repalace drainages if required.	6.00	EA	$ 2,500.00	$ 15,000.00
Column/Beam Repairs	50.00	CF	$ 424.36	$ 21,218.00
Stucco Repair	593.36	SF	$ 28.71	$ 17,035.37
G. Subtotal Roof				**$ 379,976.47**
H. Parking Lot				
Asphalt Overlay 1"=35,732 SF	1.00	LT	$ 72,530.00	$ 72,530.00
Disability ADA Parking space (2 Spaces)	1.00	LT	$ 5,000.00	$ 5,000.00
Base restoration at back side of the building	1.00	LT	$ 3,000.00	$ 3,000.00
Concrete curb repair : Type D curb = 100 LF	1.00	LT	$ 7,700.00	$ 7,700.00
Cncrete sidewalk repair (Public Works)	1.00	LT	$ 12,300.00	$ 12,300.00
New concrete wheel stop installation=158 units	1.00	LT	$ 11,850.00	$ 11,850.00
Thermoplastic striping at exit	1.00	LT	$ 1,850.00	$ 1,850.00
Signage	1.00	LT	$ 1,450.00	$ 1,450.00
Engineering Quote	1.00	LT	$ 7,500.00	$ 7,500.00
H. Subtotal Parking Lot			$ -	**$ 123,180.00**
I. Paint				
Painting (Including Sealing Gaps ,Beauty bead, clean and prep metal doors/elements before painting, etc)	1.00	LS	$ 15,500.00	$ 15,500.00
J. Subtotal Paint				**$ 15,500.00**
****All dimensions to be verified, by contractor, on-site ****				
SUBTOTAL A + B + C + D + E + F + G + H + I + J				**$ 570,506.47**
TOTAL CONSTRUCTION				**$ 570,506.47**
3/17/2025				**BID FORM ISLAND PLACE**

Island Place Condominium

1455 N. Treasure Dr.

North Bay Village, FL 33141

60 Years Remediation

SYDNEY CONSULTING CONSTRUCTION, INC.

309 ne 59th street | miami | fL | 33137

+1 305 573 0537

26-Mar-25

PROJECT DETAILS	
Client	Island Place Condominium
Architect	
Structural Engineer	ACG Engineering Services Inc.
MEP Engineer	
Location	1455 N. Treasure Dr.
Anticipated Duration	12 Months
Project type	60 Years remediation
Zone	City of North Bay Village
Drawing	

		Description	Cost	Comments
		ACG BID FORM PHASE 1,2&3	**$5,079,432.65**	
		PROPOSAL FOR INFRARED THERMOGRAPHY INSPECTION AND 60 YEARS ELECTRICAL RECERTIFICATION	$16,800.00	
		ELECTRICAL AND FIRE ALLOWANCE TO PASS 60 YEARS RECERTIFICATION	$29,811.05	LABEL ALL ELECTRICAL PANELS,PROVIDE NEW WATERPROOFING GFI AT BALCONY,NEW GFI AT LAUNDRY ROOM, REMOVE AND REINSTALL LIGHT FIXTURES AT ALL CORRIDORS (MATERIAL BY OWNER)
		ALLOWANCE FOR PERMIT FEES	$50,000.00	
		ALLOWANCE TO PROVIDE INSPECTIONS DURING STRUCTURAL REPAIR AND PROVIDE FINAL RICERTIFICATIONS	$70,000.00	
		TOTAL BID	**$5,246,043.70**	

Excluded: Unforseen, concealed and/or hidden conditions - Builder Risk Insurance - Condominium Fees and Deposits - Building Permits Fees - Survey - Asbestos containment, abatement and testing - Changes by owner, landlord, architect and/or building department, addition to scope of work. ALSO EXCLUDED MOT CRANE PERMIT FEES/ROAD CLOSURES OFF DUTY POLICE, IF NECESSARY

ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

1455 N Treasure Dr, North Bay Village, FL 33141 - +1 305.397.8329

2025 Special Assessment
Board Meeting Minutes

Date: April 30th, 2025
Time: 7:00 PM
Location: Building Lobby, Island Place at North Bay Village.

I. Call to Order

The meeting was called to order at 7:05 PM by Guillermo Parra, LCAM. in the lobby of Island Place at North Bay Village Condominium Association, Inc.

II. Quorum Determination and Roll Call

A quorum was confirmed with the following Board Members present:
- Philippe Bartolomucci, President
- Irene Hermoza, Vice President
- Giovanny Gagliardi, Treasurer and Secretary

Also in attendance:
- Guillermo Parra, Licensed Community Association Manager (LCAM)
- Andres Caicedo, ACG Engineering
- Pablo Maida, HOA Books
- Casey Amaya and Andrew Perez, Ampere Legal (Association Attorneys)

III. New Business

(i) Discussion of Bids Received:

Four bids for the 60-Year Recertification Project were presented and reviewed. Copies of the bids were attached to the meeting packet. Questions were taken by board members, property manager, the association's engineering consultant, accountant, and legal counsel.

(ii) Vote on Proposal Selection:

The Board decided to postpone the vote on selecting a specific contractor. The membership was invited to present additional bids. Community members have until May 30, 2025, to submit proposals from other qualified contractors.

(iii) Vote on Special Assessment:

A motion to approve a Special Assessment in the estimated amount of $5,300,000 was made by Philippe Bartolomucci and seconded by Giovanny Gagliardi. Irene Hermoza abstained from voting.

Property Manager Guillermo Parra informed the attendees that communication regarding the payment schedule would be sent via email and regular mail. He stated that the plan would consider several financial factors and include flexible installment options for the community.

IV. Adjournment

A motion to adjourn was made by Philippe Bartolomucci and seconded by Giovanny Gagliardi. There being no further business, the meeting was adjourned at 9:16 PM.

Minutes prepared by: Guillermo Parra, LCAM.

ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

Notice is Hereby given in accordance with the Bylaws of the association as well as in accordance with Chapter 718 Florida statutes that a meeting of the board of directors of Island Place at North Bay Village Condominium Association, Inc., will be held as follows:

To:	All Unit Owners.
From:	The Board of Directors.
Date:	Thursday, May 8, 2025.
Time:	5:00PM.
Location:	Zoom and Lobby.

Meeting ID: 818 3103 7807
Passcode: 772845

Agenda

I. Certifying Quorum - Call to order.
II. Proof of Notice of Meeting.
III. New Business
  a) Consider and adopt "Board Resolution levying Special Assessment," noting the due dates and payment details for the Special Assessment of $5,300,000.00 for the purpose of the 60 Year Re-Certification.
IV. Adjournment.

Island Place at North Bay Village
Condominium Association, Inc.

Guillermo Parra, LCAM.

Island Place
At North Bay Village

2025 Special Assessment Payment Schedule (60-Year Recertification)

Dear Unit Owner,

We are to sharing the payment schedule for the 2025 special assessment, totaling $5,300,000.00, which will fund our important "60-Year Recertification construction project".

Payment Breakdown:

- 1st Payment: Due by June 19th, 2025
Amount: $2,650,000.00 (50.00%)

- 2nd Payment: Due by September 1st, 2025
Amount: $1,950,000.00 (36.79%)

- 3rd Payment: Due by October 1st, 2025
Amount: $700,000.00 (13.21%)

Convenient Payment Option:
For your convenience, we offer payments through AppFolio using ACH Payments—no extra fees involved! This method not only streamlines our accounting processes but also ensures that your payments are automatically reflected in your ledger.

Important Note:
If you have a new or updated sliding door, you'll receive a $4,000 deduction from your total payment!

BOARD RESOLUTION LEVYING SPECIAL ASSESSMENT
ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

BE IT HEREBY RESOLVED THAT:

1. The Board, in exercise of its fiduciary duty under both the Florida Condominium Act and Condominium Documents, is responsible to ensure that the Association properly maintains the Common Elements;

2. The Board of Directors, in the exercise of its business judgment, determined that it was necessary to perform the 60-Year Recertification pursuant to County Ordinance and Florida State Law mandate.

3. There are not sufficient funds immediately available or to be produced under the existing budget to pay for said repairs, replacements, and remediation projects that will stem from complying with the 60-Year Recertification mandate; and

4. The Board deems a special assessment in the total amount of **$5,300,000.00** to be necessary for the aforesaid purpose and with the understanding that collection must occur promptly to avoid the imposition of state and county penalties.

5. The above-described assessment of $5,300,000.00 is hereby declared due and payable to the Association. This assessment is to be paid by all unit owners collectively, in accordance with the attached breakdown schedule and pursuant to these terms:

1st Payment – $2,650,000.00 (50.00%) - Due by June 19, 2025

2nd Payment – $2,300,000.00 (43.40%) - Due by September 1, 2025

3rd Payment – $700,000.00 (13.21%) - Due by October 1, 2025

ADOPTION CLAUSE

NOW, THEREFORE, it is hereby resolved that the protocol above will take effect at the Board of Directors' Meeting held on MAY 7, 2025. There are THREE (3) total Board members. The number of Board members who voted in favor of this Resolution totals 2. This number is reflected in the minutes of the meeting at which this Resolution was adopted.

Dated: MAY 8, 2025.

ISLAND PLACE AT NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

BY: Board of Directors President

(CORPORATE SEAL)

Island Place at North Bay Village Condominium Association, Inc.
Special Assessment 2025

Special Assessment	Amount
Total Special Assessment	$2,650,000.00

Allocation Per Unit

Number of Units	Number of Bedrooms/Bathrooms	Unit Square Footage	Total Square Footage	Square Ft. Per Type %	Per Unity Type
7	Studio	531.00	3,717.00	3.38%	$89,604.56
7	Studio	534.00	3,738.00	3.40%	$90,110.80
35	1B/1B	817.00	28,595.00	26.01%	$689,330.74
22	1B/1B	827.00	18,194.00	16.55%	$438,597.08
1	1B/1B	699.00	699.00	0.64%	$16,850.57
1	1B/1B	817.00	817.00	0.74%	$19,695.16
2	1B/1B	827.00	1,654.00	1.50%	$39,872.46
7	1B/1.5B	817.00	5,719.00	5.20%	$137,866.15
8	1B/1.5B	827.00	6,616.00	6.02%	$159,489.85
1	1B/1.5B	817.00	817.00	0.74%	$19,695.16
15	2B/2B	1178.00	17,670.00	16.07%	$425,965.18
14	2B/2B	1149.00	16,086.00	14.63%	$387,780.18
1	2B/2B	1002.00	1,002.00	0.91%	$24,154.90
2	2B/2B	1149.00	2,298.00	2.09%	$55,397.17
1	2B/2B	817.00	817.00	0.74%	$19,695.16
1	STORAGE	28.00	28.00	0.03%	$674.99
1	STORAGE	24.00	24.00	0.02%	$578.56
1	LAUNDRY	780.00	780.00	0.71%	$18,803.22
1	STORAGE	126.00	126.00	0.11%	$3,037.44
1	STORAGE	93.00	93.00	0.08%	$2,241.92
1	STORAGE	126.00	126.00	0.11%	$3,037.44
1	STORAGE	93.00	93.00	0.08%	$2,241.92
1	STORAGE	126.00	126.00	0.11%	$3,037.44
1	STORAGE	93.00	93.00	0.08%	$2,241.92
133.00			109,928.00	100.00%	2,650,000.00

Unit Type	Total Per Unity
A	$12,800.65
A-1	$12,872.97
B	$19,695.16
B-1	$19,936.23
B-2	$16,850.57
B-3	$19,695.16
B-4	$19,936.23
C	$19,695.16
C-1	$19,936.23
C-2	$19,695.16
D	$28,397.68
D-1	$27,698.58
D-2	$24,154.90
D-3	$27,698.58
E	$19,695.16
CU1	$674.99
CU2	$578.56
CU3	$18,803.22
CU4	$3,037.44
CU5	$2,241.92
CU6	$3,037.44
CU7	$2,241.92
CU8	$3,037.44
CU9	$2,241.92

Island Place at North Bay Village Condominium Association, Inc.
Special Assessment 2025

Special Assessment	Amount
Total Special Assessment	$1,950,000.00

Allocation Per Unit

Number of Units	Number of Bedrooms/Bathrooms	Unit Square Footage	Total Square Footage	Square Ft. Per Type %	Per Unity Type
7	Studio	531.00	3,717.00	3.38%	$65,935.43
7	Studio	534.00	3,738.00	3.40%	$66,307.95
35	1B/1B	817.00	28,595.00	26.01%	$507,243.38
22	1B/1B	827.00	18,194.00	16.55%	$322,741.25
1	1B/1B	699.00	699.00	0.64%	$12,399.48
1	1B/1B	817.00	817.00	0.74%	$14,492.67
2	1B/1B	827.00	1,654.00	1.50%	$29,340.11
7	1B/1.5B	817.00	5,719.00	5.20%	$101,448.68
8	1B/1.5B	827.00	6,616.00	6.02%	$117,360.45
1	1B/1.5B	817.00	817.00	0.74%	$14,492.67
15	2B/2B	1178.00	17,670.00	16.07%	$313,446.07
14	2B/2B	1149.00	16,086.00	14.63%	$285,347.68
1	2B/2B	1002.00	1,002.00	0.91%	$17,774.36
2	2B/2B	1149.00	2,298.00	2.09%	$40,763.95
1	2B/2B	817.00	817.00	0.74%	$14,492.67
1	STORAGE	28.00	28.00	0.03%	$496.69
1	STORAGE	24.00	24.00	0.02%	$425.73
1	LAUNDRY	780.00	780.00	0.71%	$13,836.33
1	STORAGE	126.00	126.00	0.11%	$2,235.10
1	STORAGE	93.00	93.00	0.08%	$1,649.72
1	STORAGE	126.00	126.00	0.11%	$2,235.10
1	STORAGE	93.00	93.00	0.08%	$1,649.72
1	STORAGE	126.00	126.00	0.11%	$2,235.10
1	STORAGE	93.00	93.00	0.08%	$1,649.72
133.00			109,928.00	100.00%	1,950,000.00

Unit Type	Total Per Unity
A	$9,419.35
A-1	$9,472.56
B	$14,492.67
B-1	$14,670.06
B-2	$12,399.48
B-3	$14,492.67
B-4	$14,670.06
C	$14,492.67
C-1	$14,670.06
C-2	$14,492.67
D	$20,896.40
D-1	$20,381.98
D-2	$17,774.36
D-3	$20,381.98
E	$14,492.67
CU1	$496.69
CU2	$425.73
CU3	$13,836.33
CU4	$2,235.10
CU5	$1,649.72
CU6	$2,235.10
CU7	$1,649.72
CU8	$2,235.10
CU9	$1,649.72

Island Place at North Bay Village Condominium Association, Inc.
Special Assessment 2025

Special Assessment	Amount
Total Special Assessment	$700,000.00

Allocation Per Unit

Number of Units	Number of Bedrooms/Bathrooms	Unit Square Footage	Total Square Footage	Square Ft. Per Type %	Per Unity Type
7	Studio	531.00	3,717.00	3.36%	$23,669.13
7	Studio	534.00	3,738.00	3.40%	$23,802.85
35	1B/1B	817.00	28,595.00	26.01%	$182,087.37
22	1B/1B	827.00	18,194.00	16.55%	$115,855.83
1	1B/1B	699.00	699.00	0.64%	$4,451.10
1	1B/1B	817.00	817.00	0.74%	$5,202.50
2	1B/1B	827.00	1,654.00	1.50%	$10,532.35
7	1B/1.5B	817.00	5,719.00	5.20%	$36,417.47
8	1B/1.5B	827.00	6,616.00	6.02%	$42,129.39
1	1B/1.5B	817.00	817.00	0.74%	$5,202.50
15	2B/2B	1178.00	17,670.00	16.07%	$112,519.10
14	2B/2B	1149.00	16,086.00	14.63%	$102,432.50
1	2B/2B	1002.00	1,002.00	0.91%	$6,380.54
2	2B/2B	1149.00	2,298.00	2.09%	$14,633.21
1	2B/2B	817.00	817.00	0.74%	$5,202.50
1	STORAGE	28.00	28.00	0.03%	$178.30
1	STORAGE	24.00	24.00	0.02%	$152.83
1	LAUNDRY	780.00	780.00	0.71%	$4,966.89
1	STORAGE	126.00	126.00	0.11%	$802.34
1	STORAGE	93.00	93.00	0.08%	$592.21
1	STORAGE	126.00	126.00	0.11%	$802.34
1	STORAGE	93.00	93.00	0.08%	$592.21
1	STORAGE	126.00	126.00	0.11%	$802.34
1	STORAGE	93.00	93.00	0.08%	$592.21
133.00			109,928.00	100.00%	700,000.00

Unit Type	Total Per Unity
A	$3,381.30
A-1	$3,400.41
B	$5,202.50
B-1	$5,266.17
B-2	$4,451.10
B-3	$5,202.50
B-4	$5,266.17
C	$5,202.50
C-1	$5,266.17
C-2	$5,202.50
D	$7,501.27
D-1	$7,316.61
D-2	$6,380.54
D-3	$7,316.61
E	$5,202.50
CU1	$178.30
CU2	$152.83
CU3	$4,966.89
CU4	$802.34
CU5	$592.21
CU6	$802.34
CU7	$592.21
CU8	$802.34
CU9	$592.21