

Oceanside Terrace Condominium Association, Inc.
c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL 33410
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March 2, 2018

RE: Oceanside Terrace Annual Meeting and Updates

Dear Oceanside Terrace Owners:

The Oceanside Terrace Annual Meeting was held February 14, 2018, at the Jupiter Library was well attended by multiple owners. Three new Board members were elected: Lev Freyman, Patti Murdoch, and Sherry Raber. Our thanks go out to the retiring Board Members for their work and service: Lennie Friedman, Lorraine Buono, and Robert Neal.

The 2017 year-end Budget results were passed out and discussed. We are over budget by \$11,000 at years end. This was due to 3 factors; hurricane cleanup, legal expenses related to the hurricane, and irrigation pump failure. As we do every year, we will have an outside CPA conduct our audit. The report should be available around April 30, 2018. Copies will be available to all by emailing: courtney@seabreezecms.com.

The re-roofing project is now moving at a faster pace. A new roof consultant was hired after the Board received multiple bids from roofing contractors. Two roofing contractors who made it to the final round were interviewed this week. We hope to have a decision and be able to inform all owners by the first of next week.

It is the responsibility of the Association to replace the roof and any compromised plywood underlayment. The Association will not pay for the replacement of any other rotted wood such as fascia Board that is discovered during the roof replacement. This will be the responsibility of the unit owner. Additional roof vents will be at the unit owner's expense. Some units have multiple skylights. **The Association will replace one skylight. The remaining skylights will also be the responsibility of the unit owner.**

Once the roof contract is awarded, Proof of Loss Forms from the insurance company for the Association will be provided for your own personal insurance carrier. Copies will be available to all by emailing: courtney@seabreezecms.com

The contract for the perimeter fence has been awarded to Fence Crafters. It is estimated it could take six to seven weeks before the project starts as a result of the Town of Jupiter permitting process, and ordering materials.

The pool heater maxed out after 15 years. A competitive price from Atlantic Pool Service was received on Tuesday, and the new system installed on Thursday. We think everyone will be pleased with the new system. It will also be able to cool the water in the hot summer months

Thank you, everyone, for your patience in the above matters. This has been a very difficult and time-consuming process. One of our goals this year is to continue keeping everyone well informed about any projects and to continue to address any concerns you may have.

Sincerely,

Oceanside Terrace COA, Inc.

2018 Board of Directors

Charlie McCaskey	President
Eileen Floyd	Vice President
Sherry Raber	Secretary
Patti Murdoch	Treasurer
Lev Freyman	Director