

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

3210 59th Street South * Gulfport, FL 33707-5942

Treasurer's Report
May 13, 2025, Board Meeting

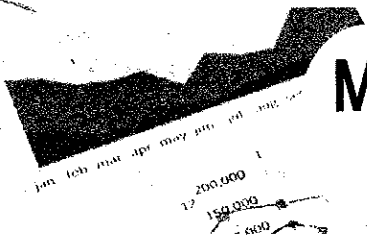
Financial information highlights as of the end of April 2025.

Total assets stood at **\$1,667,208** aligning with our total liabilities and equity.

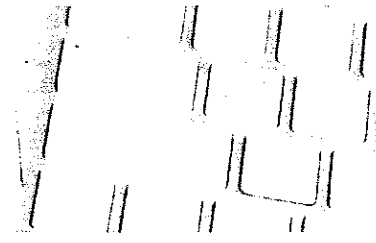
Regarding monthly operating expenses, our spending for the first four months of our budget cycle, remains under budget overall.

Please note that both the funds received from last year's storm damage and the related expenditures are included in our financial reports. Since these items were not part of the final approved budget, they may cause some confusion when reviewing the financial statements.

Respectfully submitted,
Wayne Morgan, Treasurer



MONTHLY FINANCIAL STATEMENTS



For Month of:

April 2025

Fiscal Year: 2025

Presented For:

Diplomat House - Town Shores of Gulfport No. 212

Our Offices:

St. Petersburg: 570 Carillon Parkway, Ste 210, St. Petersburg, FL 33176

Lutz: 2019 Osprey Lane, Ste B, Lutz, FL 33549

Fort Myers: 6216 Whiskey Creek Drive Ste A, Fort Myers, FL 33919

Naples: 5603 Naples Blvd, Naples, FL 34109

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Balance Sheet - Comparative - Operating
912 - Diplomat House - Town Shores of Gulfport No. 212
End Date: 04/30/2025

Date: 5/12/2025
Time: 5:00 pm
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	Current Balance at 4/30/2025	Prior Month Balance at 03/31/2025	Change
Assets			
OPERATING CASH			
10-1010-00-00 Popular Bank Operating # 3562	\$ (26,694.93)	\$ 6,031.52	\$ (32,726.45)
10-1015-00-00 Popular Bank Escrow Insurance # 0105	50,000.83	113,374.67	(63,373.84)
10-1017-00-00 Popular Bank Escrow Tax # 1715	11,402.08	11,401.89	0.19
10-1018-00-00 Popular Bank "2024 Flood Reimb." # 5747	47,897.81	661,395.62	(613,497.81)
10-1019-00-00 Popular Operating ICS #5622	147,263.26	124,583.31	22,679.95
10-1020-00-00 Popular Bank Escrow Insurance ICS #1050	130,418.33	35,355.29	95,063.04
10-1022-00-00 Popular Bank S/A # 0814	86,371.00	-	86,371.00
10-1025-00-00 Petty Cash	200.00	200.00	-
Total OPERATING CASH:	\$ 446,858.38	\$ 952,342.30	\$ (505,483.92)
OTHER ASSETS			
12-1205-00-00 Accts Rec - Fees and Assessments	\$ 19,080.00	\$ -	\$ 19,080.00
12-1210-00-00 Accts. Rec. - Other	20.00	20.00	-
12-1300-00-00 Prepaid Insurance - Flood	47,240.25	49,731.00	(2,490.75)
12-1315-00-00 Prepaid Insurance-All peril	201,292.75	218,284.50	(16,991.75)
Total OTHER ASSETS:	\$ 267,633.00	\$ 268,035.50	\$ (402.50)
RESERVE CASH			
15-1840-00-00 WinTrust - BOA CD #06051XET5 12/22/25 5.2%	\$ 151,873.50	\$ 151,873.50	\$ -
15-1845-00-00 WinTrust \$150,000 1st Financial Bk CD 3/6/25 5.15%	150,292.50	150,292.50	-
15-1855-00-00 Popular Bank MM # 9031	125,032.65	125,040.82	(8.17)
15-1856-00-00 Popular Bank MM ICS #0313	525,518.19	499,199.57	26,318.62
Total RESERVE CASH:	\$ 952,716.84	\$ 926,406.39	\$ 26,310.45
Total Assets:	\$ 1,667,208.22	\$ 2,146,784.19	\$ (479,575.97)
Liabilities & Equity			
LIABILITIES			
20-2020-00-00 Prepaid Maintenance Fees	\$ 9,264.50	\$ 11,452.50	\$ (2,188.00)
20-2222-00-00 Collection cost payable	330.00	330.00	-
Total LIABILITIES:	\$ 9,594.50	\$ 11,782.50	\$ (2,188.00)
SIRS RESERVES			
25-2500-00-00 SIRS Reserve Kitchen/Underground Pipes	\$ 8,417.30	\$ 7,584.22	\$ 833.08
25-2505-00-00 SIRS Resv. Fire Pipe, Stand Pipe and Valves	3,214.32	2,410.74	803.58
25-2515-00-00 SIRS Resv. Doors - hollow core wood/metal	1,476.78	1,383.11	93.67
25-2516-00-00 SIRS Reserve Water Boost System	756.32	567.24	189.08
25-2520-00-00 SIRS Reserve Painting	158,225.34	153,808.67	4,416.67
25-2530-00-00 SIRS Reserve Roof Full Replcmt	10,785.00	9,747.83	1,037.17
25-2531-00-00 SIRS Roof - Recoat	16,919.00	15,909.75	1,009.25
25-2532-00-00 SIRS Reserve HVAC Stands	1,882.32	1,411.74	470.58
25-2534-00-00 SIRS Backflow Valves -Water and Fire	411.00	308.25	102.75
25-2535-00-00 SIRS Reserve Boilers	17,929.75	17,798.50	131.25
25-2545-00-00 SIRS Reserve Carport	82,878.42	81,678.42	1,200.00
25-2560-00-00 SIRS Reserve Electrical	16,401.50	16,371.25	30.25
25-2561-00-00 SIRS Resv. Walkway - Concrete Restoration	1,372.68	1,029.51	343.17
25-2562-00-00 SIRS Reserve Doors - Metal	1,889.00	1,810.75	78.25
25-2563-00-00 SIRS Reserve Windows - Laundry	151.68	113.76	37.92
25-2564-00-00 SIRS Resv. Walkways and Stairwell Coating	187,169.58	187,014.58	155.00

Balance Sheet - Comparative - Operating
 912 - Diplomat House - Town Shores of Gulfport No. 212
 End Date: 04/30/2025

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25-2566-00-00	SIRS Reserve Fire Alarm Syst.	58,803.07	53,653.65	5,149.42
25-2568-00-00	SIRS Generator Replacement	1,829.32	1,371.99	457.33
25-2569-00-00	SIRS Jockey Pump and controller	111.00	83.25	27.75
25-2570-00-00	SIRS Reserve Fire Pump & Motor	17,807.02	17,404.60	402.42
25-2571-00-00	SIRS Fire Pump Controller	714.32	535.74	178.58
25-2579-00-00	SIRS Reserve Railings	46,202.88	45,026.46	1,176.42
25-2585-00-00	Unapplied Interest Reserve	14,183.13	13,147.44	1,035.69
Total SIRS RESERVES:		\$ 649,530.73	\$ 630,171.45	\$ 19,359.28
NON- SIRS RESERVES				
26-2600-00-00	Non-SIRS Resv. Elevator Traction/Motors/Cables	\$ 106,105.28	\$ 103,802.44	\$ 2,302.84
26-2601-00-00	Non-SIRS Elevator Cab Refurb	8,051.76	8,051.76	-
26-2602-00-00	Non-SIRS Resv. Elevator room AC	166.68	125.01	41.67
26-2603-00-00	Non-SIRS Reserve Grounds Funding	1,817.14	1,817.14	-
26-2605-00-00	Non-SIRS Reserve Tile - 1st Floor and Stairs	234.32	175.74	58.58
26-2606-00-00	Non-SIRS Reserve Tile Lobbies - 2 - 10	797.00	597.75	199.25
26-2607-00-00	Non-SIRS Reserve Mailboxes	254.32	190.74	63.58
26-2608-00-00	Non-SIRS Reserve Signage	333.32	249.99	83.33
26-2609-00-00	Non-SIRS Reserve Storage Shed	125.00	93.75	31.25
26-2610-00-00	Non-SIRS Reserve Paving & Striping	17,287.32	17,168.74	118.58
26-2611-00-00	Non-SIRS Reserve Cost Overrun Reserve Projects	10,226.27	8,142.94	2,083.33
26-2612-00-00	Non-SIRS Reserve Study/Project Eng	3,986.31	3,771.73	214.58
26-2613-00-00	Non-SIRS Reserve Financial Audit	2,766.72	2,625.05	141.67
26-2614-00-00	Non-SIRS Reserve Seawall/Flood Protection	110,272.91	109,795.83	477.08
26-2615-00-00	Non-SIRS Asphalt Mill/Overlay Front Dr & Carports	28,200.76	27,655.68	545.08
26-2616-00-00	Non-SIRS Light Fixture/Walls	3,976.01	3,925.51	50.50
26-2617-00-00	Non-SIRS Interest earned	968.25	482.57	485.68
26-2699-00-00	Non-SIRS - SIRS/Milestone inspection	7,616.76	7,562.59	54.17
Total NON- SIRS RESERVES:		\$ 303,186.13	\$ 296,234.96	\$ 6,951.17
FUND BALANCES				
30-3005-00-00	Prior Year Surplus (Deficit)	\$ 508,578.95	\$ 508,578.95	\$ -
30-3090-00-00	Current Year Surplus (Deficit)	196,317.91	700,016.33	(503,698.42)
Total FUND BALANCES:		\$ 704,896.86	\$ 1,208,595.28	\$ (503,698.42)
Total Liabilities & Equity:		\$ 1,667,208.22	\$ 2,146,784.19	\$ (479,575.97)

Income Statement - Operating
Diplomat House - Town Shores of Gulfport No. 212
04/30/2025

Date: 5/12/2025
Time: 5:00 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REVENUE							
4010-00-00 Maintenance Fee Income	\$74,981.08	\$74,988.17	(\$7.09)	\$299,924.32	\$299,952.68	(\$28.36)	\$899,858.00
4015-00-00 Reserve Dedication	24,788.92	24,788.92	-	99,155.68	99,155.68	-	297,467.00
4017-00-00 Insurance Flood Claim 2024 - Storm	-	-	-	1,161,366.80	-	1,161,366.80	-
4020-00-00 Operating Interest Income	6.72	-	6.72	43.53	-	43.53	-
4025-00-00 Reserve Interest Income	1,524.82	-	1,524.82	5,790.92	-	5,790.92	-
4047-00-00 Washer&Dryer Income	-	291.67	(291.67)	1,104.55	1,166.68	(62.13)	3,500.00
4048-00-00 Interview fee Income	-	55.00	(55.00)	360.00	220.00	140.00	660.00
4155-00-00 Special Assessment Income 2023	107,160.00	-	107,160.00	107,160.00	-	107,160.00	-
4999-00-00 Bad Debt - Contra Revenue	-	0.17	(0.17)	-	0.68	(0.68)	-
Total REVENUE	\$208,461.54	\$100,123.93	\$108,337.61	\$1,674,905.80	\$400,495.72	\$1,274,410.08	\$1,201,485.00
Total OPERATING INCOME	\$208,461.54	\$100,123.93	\$108,337.61	\$1,674,905.80	\$400,495.72	\$1,274,410.08	\$1,201,485.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5110-00-00 Master Common Fees	13,821.92	13,800.00	(21.92)	55,287.68	55,200.00	(87.68)	165,600.00
5135-00-00 Federal, State & Local Taxes	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
5140-00-00 Legal and Professional Serv.	-	500.00	500.00	500.00	2,000.00	1,500.00	6,000.00
5145-00-00 Licenses, Permits & Fees	-	100.00	100.00	541.25	400.00	(141.25)	1,200.00
5154-00-00 Postage & Copies	3.75	41.67	37.92	97.70	166.68	68.98	500.00
5155-00-00 Office & Administrative	555.00	374.83	(180.17)	1,125.75	1,499.32	373.57	4,498.00
5159-00-00 Contingency/Holiday Decor	-	33.33	33.33	-	133.32	133.32	400.00
5170-00-00 Admin/Office Onsite	-	125.00	125.00	250.33	500.00	249.67	1,500.00
5175-00-00 Document Retention	-	363.00	363.00	1,680.00	1,452.00	(228.00)	4,356.00
Total ADMINISTRATIVE	\$14,380.67	\$15,754.50	\$1,373.83	\$59,482.71	\$63,018.00	\$3,535.29	\$189,054.00
UTILITY EXPENSE							
5205-00-00 Cable TV	6,453.37	6,416.67	(36.70)	25,436.01	25,666.68	230.67	77,000.00
5210-00-00 Electricity	1,531.65	833.33	(698.32)	4,031.23	3,333.32	(697.91)	10,000.00
5230-00-00 Elevator Telephone	-	150.00	150.00	834.60	600.00	(234.60)	1,800.00
5240-00-00 Gas	1,849.50	1,166.67	(682.83)	4,937.68	4,666.68	(271.00)	14,000.00
5251-00-00 Water, Sewer	22,176.98	11,375.00	(10,801.98)	54,732.72	45,500.00	(9,232.72)	136,500.00
Total UTILITY EXPENSE	\$32,011.50	\$19,941.67	(\$12,069.83)	\$89,972.24	\$79,766.68	(\$10,205.56)	\$239,300.00
REPAIRS & MAINTENANCE							
5330-00-00 Bldg. Maint/Repair/Supplies	1,063.11	250.00	(813.11)	2,733.10	1,000.00	(1,733.10)	3,000.00
5331-00-00 Gener./Pumps/Boilers Maint	-	250.00	250.00	2,052.90	1,000.00	(1,052.90)	3,000.00
5332-00-00 Irrigation Expense	-	8.33	8.33	-	33.32	33.32	100.00
5334-00-00 Electric Repair&Supplies	-	291.67	291.67	531.76	1,166.68	634.92	3,500.00
5335-00-00 Elevator Expenses	-	766.67	766.67	4,561.22	3,066.68	(1,494.54)	9,200.00
5337-00-00 Fire & Safety exp.	1,059.77	583.33	(476.44)	2,488.45	2,333.32	(155.13)	7,000.00
5338-00-00 Basic Service Contract/Janit.	2,700.00	3,200.00	500.00	15,000.00	12,800.00	(2,200.00)	38,400.00
5339-00-00 Plumbing Expenses	-	750.00	750.00	1,244.00	3,000.00	1,756.00	9,000.00
5340-00-00 Roof Maintenance	-	91.67	91.67	-	366.68	366.68	1,100.00
5570-00-00 Deferred Maintenance	-	601.58	601.58	-	2,406.32	2,406.32	7,219.00
5720-00-00 Grounds Maint. Contract	1,650.00	1,083.33	(566.67)	4,335.00	4,333.32	(1.68)	13,000.00
5732-00-00 Pest Control & Supplies	-	75.00	75.00	280.00	300.00	20.00	900.00
Total REPAIRS & MAINTENANCE	\$6,472.88	\$7,951.58	\$1,478.70	\$33,226.43	\$31,806.32	(\$1,420.11)	\$95,419.00
INSURANCE							
6040-00-00 Insurance All Peril	16,991.75	27,217.33	10,225.58	67,000.14	108,869.32	41,869.18	326,608.00
6041-00-00 Workers Comp Insurance	-	61.25	61.25	509.00	245.00	(264.00)	735.00
6042-00-00 Insurance - Flood	2,490.75	4,408.33	1,917.58	9,963.00	17,633.32	7,670.32	52,900.00
Total INSURANCE	\$19,482.50	\$31,686.91	\$12,204.41	\$77,472.14	\$126,747.64	\$49,275.50	\$380,243.00
SIRS RESERVE FUNDING							
7510-00-00 SIRS - Reserve Painting	4,416.67	4,416.67	-	17,666.68	17,666.68	-	53,000.00
7520-00-00 NON-SIRS Reserve Paving & Striping	118.58	118.58	-	474.32	474.32	-	1,423.00
7525-00-00 Non-SIRS Asphalt Mill/Overlay Front Dr & Carports	545.08	545.08	-	2,180.32	2,180.32	-	6,541.00

Income Statement - Operating
Diplomat House - Town Shores of Gulfport No. 212
04/30/2025

Date: 5/12/2025
Time: 5:00 pm
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7530-00-00 SIRS - Reserve Roof Replcmt	\$1,037.17	\$1,037.17	\$-	\$4,148.68	\$4,148.68	\$-	\$12,446.00
7535-00-00 SIRS - Reserve Roof Recoat	1,009.25	1,009.25	-	4,037.00	4,037.00	-	12,111.00
7545-00-00 SIRS - Reserve HVAC	470.58	470.58	-	1,882.32	1,882.32	-	5,647.00
Stands							
7565-00-00 SIRS - Reserve Generator	457.33	457.33	-	1,829.32	1,829.32	-	5,488.00
Replac							
7580-00-00 Reserve Carport Funding	1,200.00	1,200.00	-	4,800.00	4,800.00	-	14,400.00
7590-00-00 SIRS - Reserve Electrical	30.25	30.25	-	121.00	121.00	-	363.00
Fund							
7600-00-00 Non-SIRS Reserve Elevator	1,502.92	1,502.92	-	6,011.68	6,011.68	-	18,035.00
7602-00-00 Non-SIRS Reserve Elevator	799.92	799.92	-	3,199.68	3,199.68	-	9,599.00
Cab							
7604-00-00 Non-SIRS Reserve Elevator	41.67	41.67	-	166.68	166.68	-	500.00
Room AC							
7610-00-00 SIRS - Reserve Fire Alarm	5,149.42	5,149.42	-	20,597.68	20,597.68	-	61,793.00
System							
7611-00-00 SIRS - Reserve Fire Pump &	402.42	402.42	-	1,609.68	1,609.68	-	4,829.00
Motor							
7612-00-00 SIRS - Reserve Fire Pump	178.58	178.58	-	714.32	714.32	-	2,143.00
Controller							
7613-00-00 SIRS - Reserve Fire Pipe,	803.58	803.58	-	3,214.32	3,214.32	-	9,643.00
Stand Pipe & Valves							
7616-00-00 Non-SIRS Reserve Light	50.50	50.50	-	202.00	202.00	-	606.00
Fixtures / Walls							
7620-00-00 Non-SIRS Reserve	477.08	477.08	-	1,908.32	1,908.32	-	5,725.00
Seawall/Flood Protec Funding							
7630-00-00 Non-SIRS Reserve Audit	141.67	141.67	-	566.68	566.68	-	1,700.00
7650-00-00 Non-SIRS Res Eng	214.58	214.58	-	858.32	858.32	-	2,575.00
Study/Struc. Inspec.							
7660-00-00 SIRS - Resv. Trans./Door	93.67	93.67	-	374.68	374.68	-	1,124.00
Cas/Bldg							
7662-00-00 SIRS - Reserve Doors - Metal	78.25	78.25	-	313.00	313.00	-	939.00
7664-00-00 SIRS - Reserve Windows	37.92	37.92	-	151.68	151.68	-	455.00
Laundry							
7665-00-00 Non-SIRS Reserve Tile 1st	58.58	58.58	-	234.32	234.32	-	703.00
Floor & Stairs							
7666-00-00 Non-SIRS Reserve Tile	199.25	199.25	-	797.00	797.00	-	2,391.00
Lobbies 2-10							
7667-00-00 Non-SIRS Reserve Mailboxes	63.58	63.58	-	254.32	254.32	-	763.00
7668-00-00 Non-SIRS Reserve Signage	83.33	83.33	-	333.32	333.32	-	1,000.00
7669-00-00 Non-SIRS Reserve Storage	31.25	31.25	-	125.00	125.00	-	375.00
Shed							
7670-00-00 SIRS - Reserve	833.08	833.08	-	3,332.32	3,332.32	-	9,997.00
Kitchen/Underground Pipes							
7672-00-00 SIRS - Reserve Jockey Pump	27.75	27.75	-	111.00	111.00	-	333.00
& Controller							
7674-00-00 SIRS - Reserve Backflow	102.75	102.75	-	411.00	411.00	-	1,233.00
Valves - Water & Fire							
7676-00-00 SIRS - Reserve Water Boost	189.08	189.08	-	756.32	756.32	-	2,269.00
System							
7678-00-00 SIRS - Reserve Boilers	131.25	131.25	-	525.00	525.00	-	1,575.00
7680-00-00 SIRS - Resv Walkway and	155.00	155.00	-	620.00	620.00	-	1,860.00
Stairwell coating							
7682-00-00 SIRS - Reserve Concrete	343.17	343.17	-	1,372.68	1,372.68	-	4,118.00
Restoration							
7690-00-00 SIRS - Reserve Railings	1,176.42	1,176.42	-	4,705.68	4,705.68	-	14,117.00
7700-00-00 Non-SIRS Reserve Cost	2,083.33	2,083.33	-	8,333.32	8,333.32	-	25,000.00
Overrun on Reserves							
7800-00-00 Non-SIRS Reserve Interest	1,521.37	-	(1,521.37)	5,776.09	-	(5,776.09)	-
7999-00-00 Non-SIRS (Study) Funding	54.17	54.17	-	216.68	216.68	-	650.00
Total SIRS RESERVE FUNDING	\$26,310.45	\$24,789.08	(\$1,521.37)	\$104,932.41	\$99,156.32	(\$5,776.09)	\$297,469.00

Income Statement - Operating
 Diplomat House - Town Shores of Gulfport No. 212
 04/30/2025

Date: 5/12/2025
 Time: 5:00 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
STORM DAMAGES							
8120-00-00 "Storm Helene Damage" - Building	\$613,501.96	\$-	(\$613,501.96)	\$1,113,501.96	\$-	(\$1,113,501.96)	\$-
Total STORM DAMAGES	<u>\$613,501.96</u>	<u>\$-</u>	<u>(\$613,501.96)</u>	<u>\$1,113,501.96</u>	<u>\$-</u>	<u>(\$1,113,501.96)</u>	<u>\$-</u>
Total OPERATING EXPENSE	<u>\$712,159.96</u>	<u>\$100,123.74</u>	<u>(\$612,036.22)</u>	<u>\$1,478,587.89</u>	<u>\$400,494.96</u>	<u>(\$1,078,092.93)</u>	<u>\$1,201,485.00</u>
Net Income:	<u><u>(\$503,698.42)</u></u>	<u><u>\$0.19</u></u>	<u><u>(\$503,698.61)</u></u>	<u><u>\$196,317.91</u></u>	<u><u>\$0.76</u></u>	<u><u>\$196,317.15</u></u>	<u><u>\$0.00</u></u>

TOWN SHORES OF GULFPORT #212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

Building Committee Report May 13, 2025

We again want to thank the owners who pitched in to re-landscape the property after the hurricane surge killed almost everything except our palm trees. Also, a big thank you to all the residents who have donated money to the project. We have received so many compliments on the transformation. If you have not paid attention, please take a couple minutes to check out the lobby monitor which has pictures of the work in progress and lists the donors who generously gave money to the cause. St. Augustine sod was installed along the seawall last month and is taking shape nicely. The hope is that it will lessen the chance of surge creating washouts behind the wall.

I also want to take this time to thank Bruce for all the hard work he has done, not only recently, but over the years he has been landscaping chair. After the storms, we know he was probably traumatized by all his hard work being wiped out when almost every plant, hedge and bush died from the salt water. But he had a vision of what the new landscape should look like, especially in front of the carports, and you can hardly tell that seven months ago we lost virtually everything.

A reminder of several things as we move into the spring and summer storm season, and of course hurricane season, which starts June 1:

1. Your compressor on the roof needs to be strapped down to the AC roof racks. This can be done for about \$100. We had four compressors blow off the rack during Milton so this is a real concern. If your rack blows off, not only will you be purchasing a new system, BUT also paying for any damage to the roof that the compressor might cause.
2. Storm doors are required on any inward opening door. An ACR is required for this work.
3. Exterior doors must have good weatherstripping, and jalousie transoms must be sealed to prevent water blowing in through the glass panes during high wind / rain events.
4. Although not a requirement at this time, we are asking that all owners think seriously about updating windows to impact if they have not already been replaced. If your windows blow out during an event, your unit will be flooded, as well as all the condos below you. Please take this seriously.
5. If you have left for the summer, or are gone for an extended time, YOU MUST have someone checking your unit on a regular basis, adding bleach to the condensate line and checking for water intrusion after storms.

At this time, we have 10 rentals in the building and our Declaration documents only allows for 12 (10%). If you anticipate renting your condo for any reason, make sure you check with the Board Secretary to verify a rental slot is available. And remember, only annual leases are allowed.

We have signed a contract for the new fire alert and evacuation system, and are waiting for a work schedule. Engineering drawings have to be completed and turned in with the permit request, so this slows the process.

We have also signed a contract for the elevator renovations, and are waiting for a date on those as well. The samples for the walls and flooring are on the front table. These were selected by the Elevator Reno committee about 6 months ago.

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At this time, we only have a couple owners who have not paid their Diplomat assessment. They have been notified, and hopefully have dropped their payments in the mail. The Masters have asked for the Boards help in collecting some outstanding payments for the Masters assessment, so we will be contacting owners who still show as overdue for those payments which were due May 1.

As a reminder, we have a new janitorial service, Kustodial Kleen. Our maintenance person is Brince, and he has been very diligent in working to bring the building back up to acceptable standards. If you see a problem, please put a note in the suggestion box, and we will address it with him. Currently we are working on trying to clean the laundry floors, as well as the tile in the lobbies in front of the laundry rooms.

Work on the first floor is still progressing, albeit much slower than we would like. There are a lot of inspections that have to take place, down to counting how many screws are in the drywall. Inspections only take place on Monday, Wednesday and Friday, so all of this contributes to delays.

An email went out to all owners detailing a discount deal with Home Depot that covers anything the store handles. The Home Depot tent will probably only be located in Town Shores for another week, so if you want to talk to the rep in person, generally they are there from about 8 to noon. You can order every thing from a toilet to kitchen appliances and impact windows. They are supposedly offering deep discounts, so take advantage, but you must contact John Russell whose information was in the email. You cannot just go to the store and have someone help you. The items will be delivered to your unit at the Diplomat. If you are a first-floor owner, we can always move items to your storage closet for safe keeping.

More reminders:

1. No one should be on the roof unless it has to do with servicing or replacing a compressor. Please remind your technician that NOTHING is to be left on the roof – metal clips, screws, etc. should be disposed of in the garbage can inside the roof door.
2. Close windows after you are done in the laundry rooms – spring storms come up quickly and wind-driven rain will flood the floors.
3. If you spill liquid in the lobby or staircase, please clean up behind yourself if possible.
4. No plants, doormats, etc. on the main walkways – only the bump-outs may be used for plants, bistro tables and chairs, etc.

In the near future, the Board will be sending out evacuation instructions to each owner/resident. Each floor will be assigned an area along Shore Blvd to report to during an evacuation.

We will also be sending out an email shortly asking for volunteers to train on how to install the flood plank system on the back door and lobby, ahead of any storm with an anticipated surge.

The building is recovering nicely, and we appreciate everyone who has helped to make that possible.

Sincerely,
Pati Lytle
Building Chair

TOWN SHORES OF GULFPORT
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Open Architectural Change Requests (ACRs)

B.O.D Meeting May 13, 2025

Unit 101	Unit 302	Unit 709
Unit 102	Unit 404	Unit 905
Unit 103	Unit 308	Unit 907
Unit 105		Unit 912
Unit 111		Unit 1005

Note: The City of Gulfport and Pinellas County are doing better on the permitting process. Once your job is done, the contractor must call the City of Gulfport to schedule an inspection. Inspections are only done M-W-F in the Diplomat between 9-5pm; be sure you are home for the inspection and the permit is posted on your kitchen window or front door and then signed by the inspector. The signed permit becomes part of your ACR paperwork, return it to Martha Meegan.

Owners doing renovations must contact the Move In-Move Out Coordinator on the Who to Call list; before the start date of your job, your deposit check with the ACR will cover for the Move In-Move Out Coordinator as well. This covers any damage to the common areas of the Diplomat property.

You are required to meet your contractor in the lobby and direct them to the coned off area for parking. There are only 3 Contractor spots out front that must be used. No contractor may park in owner 30-minute parking unless previously approved. If there is not space in Contractor parking, the Visitor parking area is available. This also applies to deliveries; you are responsible to meet your delivery company in the lobby and direct them to the coned off parking space and to the padded elevator. Once you receive a call you are the next stop, go to the lobby immediately and wait for them to arrive.

Reminder working hours are 8am-5pm M-F, weekends are for quiet work only*
Exception being Cornerstone on Saturday's

Finally, owners be courteous to your neighbors and be sure the contractor cleans the walkways, elevator lobbies, inside the elevator, if they don't you have to. If there is any damage, your \$500 deposit check will be cashed.

Martha Meegan, Building Committee/ACR's

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THE DIPLOMAT CONDOMINIUM ASSOCIATION

DIPLOMAT ORIENTATION REPORT

May 2025

Anthony and Carol Angi went through orientation the first week of May. They have purchased Unit 209 from the estate of Helen Mullins.

The Diplomat welcomes our new residents.

I make a motion that the Diplomat Board of Directors accepts our new residents.

Respectfully submitted,

Pati Lytle, John Carson
Orientation Committee