

**TOWN SHORES OF GULFPORT  
# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION**

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3210 59<sup>th</sup> Street South \* Gulfport, FL 33707-5942

**Treasurer's Report—Town Shores #212  
May Board Meeting**

The financial reports for January, February and March are available to both Board Members and Owners at the Condominium Associates/Diplomat website under the "Document" tab.

Financial information highlights as of end of March 2023.

Total Assets were \$934,598

Total Liabilities and Equity were \$934,598

Budgeted income for March was \$77,203.

Actual income for March was \$77,743.

This resulted in a positive variance of \$540.

Budgeted Operating Expenses for March was \$77,203

Actual Operating Expenses for January was \$74,941

This resulted in a positive variance of more than \$2,000.

So far this year, our expenses continue to be less than budget.



**TREASURER'S REPORT - TOWN SHORES #212**  
**UNAUDITED INCOME STATEMENT**  
**FOR THE FINANCIAL PERIOD ENDING MARCH 31, 2023**  
**ACTUAL VS BUDGET**

	YTD MARCH 31, 2023 ACTUALS	YTD MARCH 31, 2022 BUDGET	VARIANCES
<b>OPERATING INCOME:</b>			
Operating Income	\$ 77,743	\$ 77,203	\$ (540)
Total Income	<b>\$ 77,743</b>	<b>\$ 77,203</b>	<b>\$ 540</b>
<b>OPERATING EXPENSES:</b>			
Masters Fees	\$ 10,743	\$ 10,800	\$ 57
Bad Debt Expense	\$ -	\$ -	\$ -
Federal Tax	\$ -	\$ 458	\$ 458
Legal & Accounting	\$ 460	\$ 333	\$ (127)
Licenses, Permits & Fees	\$ -	\$ 83	\$ 83
Postage & Copies	\$ 1	\$ 50	\$ 49
CA/PHP Charges	\$ 30	\$ 175	\$ 145
Contingency/Holiday Décor	\$ -	\$ 33	\$ 33
Office & Admin (Onsite)	\$ 338	\$ 108	\$ (230)
Document Retention	\$ 330	\$ 363	\$ 33
Total Administrative Expenses	<b>\$ 11,902</b>	<b>\$ 12,405</b>	<b>\$ 503</b>
<b>Utilities</b>			
Cable TV	\$ 7,587	\$ 7,364	\$ (223)
Electricity	\$ 141	\$ 969	\$ 828
Elevator Phone	\$ 60	\$ 61	\$ 2
Gas	\$ 320	\$ 1,003	\$ 683
Water, Sewer & Garbage	\$ 10,009	\$ 10,343	\$ 334
Total Utilities	<b>\$ 18,116</b>	<b>\$ 19,740</b>	<b>\$ 1,624</b>
<b>Repairs &amp; Maintenance</b>			
Building Maint, Repairs & Supplies	\$ 820	\$ 250	\$ (570)
Generator/Pumps/Boiler Maintenance	\$ -	\$ 300	\$ 300
Irrigation Expense	\$ -	\$ 25	\$ 25
Electrical Repairs & Supplies	\$ -	\$ 83	\$ 83
Elevator Expense	\$ 654	\$ 869	\$ 215
Fire & Safety Expense	\$ 973	\$ 400	\$ (573)
Janitorial Expense	\$ -	\$ 3,142	\$ 3,142
Plumbing Expense	\$ -	\$ 500	\$ 500
Roof Maintenance	\$ -	\$ 83	\$ 83
Deferred Maintenance	\$ -	\$ 208	\$ 208
Grounds Maintenance	\$ 1,513	\$ 920	\$ (594)
Pest Control & Supplies	\$ 140	\$ 229	\$ 89

**TREASURER'S REPORT - TOWN SHORES #212**  
**UNAUDITED INCOME STATEMENT**  
**FOR THE FINANCIAL PERIOD ENDING MARCH 31, 2023**  
**ACTUAL VS BUDGET**

	YTD MARCH 31, 2023 ACTUALS	YTD MARCH 31, 2022 BUDGET	VARIANCES
Total Repairs & Maintenance	\$ 4,100	\$ 7,009	\$ 2,910
Insurance			
Insurance - All Peril	\$ 19,517.30	\$ 16,570	\$ (2,947)
Workmen's Comp Insurance	\$ -	\$ 56	\$ 56
Flood Insurance	\$ 2,139	\$ 2,345	\$ 206
Total Insurance Expense	<b>\$ 21,657</b>	<b>\$ 18,972</b>	<b>\$ (2,685)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 55,774</b>	<b>\$ 58,126</b>	<b>\$ 2,352</b>
RESERVES			
Reserve Painting Funding	\$ 3,604	\$ 3,604	\$ -
Reserve Paving Funding	\$ 667	\$ 667	\$ -
Reserve Roof Funding	\$ 899	\$ 899	\$ -
Reserve Boiler Funding	\$ 288	\$ 288	\$ -
Reserve Grounds Funding	\$ 183	\$ 183	\$ -
Reserve Carport Funding	\$ 1,200	\$ 1,200	\$ -
Reserve Electrical Funding	\$ 167	\$ 167	\$ -
Reserve Ins. All Peril	\$ 2,350	\$ 2,350	\$ -
Reserve Elevator Funding	\$ 1,625	\$ 1,625	\$ -
Reserve Fire Alarm System Funding	\$ 1,100	\$ 1,100	\$ -
Reserve Seawall Funding	\$ 802	\$ 802	\$ -
Reserve Audit Funding	\$ -	\$ -	\$ -
Reserve Fire Pump Funding	\$ 559	\$ 559	\$ -
Structural Inspection/Engineering	\$ 192	\$ 192	\$ -
Reserve Building Exterior Funding	\$ 133	\$ 133	\$ -
Reserve Plumbing Funding	\$ 850	\$ 850	\$ -
Reserve Walkways, Stairwells & Lobbies	\$ 2,104	\$ 2,104	\$ -
Reserve Railings	\$ 687	\$ 687	\$ -
Reserve Interest	\$ 91	\$ -	\$ (91)
Reserve SIRS (Structural Integrity)	\$ 1,667	\$ 1,667	\$ -
<b>TOTAL RESERVES</b>	<b>\$ 19,167</b>	<b>\$ 19,076</b>	<b>\$ (91)</b>
<b>CURRENT YR SURPLUS</b>	<b>\$ 2,802</b>	<b>\$ 0</b>	<b>\$ 2,801</b>



**Balance Sheet - Comparative - Operating**

912 - Diplomat House - Town Shores of Gulfport No. 212

End Date: 03/31/2023

Date: 4/29/2023

Time: 8:16 am

Page: 1

	Current Balance at 3/31/2023	Prior Month Balance at 02/28/2023	Change
<b>Assets</b>			
<b>OPERATING CASH</b>			
10-1010-00-00 PAB Operating - Depository 3562	\$ 34,262.43	\$ 29,536.35	\$ 4,726.08
10-1015-00-00 Popular Bank Escrow Insurance # 0105	8,170.11	19,086.60	(10,916.49)
10-1025-00-00 Petty Cash	200.00	200.00	-
<b>Total OPERATING CASH:</b>	<b>\$ 42,632.54</b>	<b>\$ 48,822.95</b>	<b>\$ (6,190.41)</b>
<b>OTHER ASSETS</b>			
12-1205-00-00 Accts Rec - Fees and Assessments	\$ 8,742.00	\$ 8,210.00	\$ 532.00
12-1300-00-00 Prepaid Insurance	29,889.00	-	29,889.00
12-1310-00-00 Prepaid Expense	-	756.70	(756.70)
12-1315-00-00 Prepaid Insurance-All peril	195,172.96	-	195,172.96
12-1320-00-00 Prepaid Flood Insurance	-	216,829.51	(216,829.51)
<b>Total OTHER ASSETS:</b>	<b>\$ 233,803.96</b>	<b>\$ 225,796.21</b>	<b>\$ 8,007.75</b>
<b>RESERVE CASH</b>			
15-1820-00-00 Bank of Ozarks Resv. # 7515	\$ 236,807.57	\$ 219,453.04	\$ 17,354.53
15-1821-00-00 Bank of the Ozarks ICS - 515 - 0.2%	120,593.31	120,593.31	-
15-1836-00-00 Bank OZK CDARS #2166 .3494% 7/27/23	150,760.18	150,760.18	-
15-1840-00-00 WinTrust Manuf & Traders CD 6/15/23 4.85%	150,000.00	150,000.00	-
<b>Total RESERVE CASH:</b>	<b>\$ 658,161.06</b>	<b>\$ 640,806.53</b>	<b>\$ 17,354.53</b>
<b>Total Assets:</b>	<b>\$ 934,597.56</b>	<b>\$ 915,425.69</b>	<b>\$ 19,171.87</b>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ -	\$ 564.96	\$ (564.96)
20-2010-00-00 Accrued Expenses	330.00	330.00	-
20-2020-00-00 Prepaid Maintenance Fees	14,671.76	15,091.76	(420.00)
<b>Total LIABILITIES:</b>	<b>\$ 15,001.76</b>	<b>\$ 15,986.72</b>	<b>\$ (984.96)</b>
<b>RESERVES</b>			
25-2520-00-00 Reserve Painting	\$ 61,776.23	\$ 58,172.52	\$ 3,603.71
25-2525-00-00 Reserve Paving	38,806.41	38,139.74	666.67
25-2530-00-00 Reserve Roof	4,245.83	3,347.22	898.61
25-2535-00-00 Reserve Boilers	12,325.96	12,038.15	287.81
25-2540-00-00 Reserve Grounds Improv.	15,673.16	15,802.07	(128.91)
25-2545-00-00 Reserve Carport	62,123.85	60,923.73	1,200.12
25-2550-00-00 Reserve Elevator	73,545.64	71,920.64	1,625.00
25-2560-00-00 Reserve Electrical	24,996.85	24,830.14	166.71
25-2565-00-00 2023 Insurance-Addnl Funding	7,050.00	4,700.00	2,350.00
25-2566-00-00 Reserve Fire Alarm Syst.	15,595.59	14,495.59	1,100.00
25-2567-00-00 Reserve Study/Project Eng	5,435.00	6,743.33	(1,308.33)
25-2570-00-00 Reserve Fire Pump	8,360.06	7,801.14	558.92
25-2572-00-00 Resv.Buiding/Door	2,498.72	2,365.38	133.34
25-2573-00-00 Reserve Plumbing	47,580.90	46,730.60	850.30
25-2575-00-00 Reserve Audit	5,600.04	5,600.04	-
25-2578-00-00 Reserve Lobbies/Stairwells/Walkw.	140,814.86	138,710.80	2,104.06
25-2579-00-00 Reserve Railings	26,846.88	26,159.40	687.48
25-2580-00-00 Reserve Seawall	99,596.81	98,795.02	801.79
25-2585-00-00 Unapplied Interest Reserve	288.26	197.68	90.58



**Balance Sheet - Comparative - Operating**  
 912 - Diplomat House - Town Shores of Gulfport No. 212  
 End Date: 03/31/2023

Date: 4/29/2023  
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25-2999-00-00 SIRS (Structural Integrity Reserve Study)	5,000.01	3,333.34	1,666.67
<b>Total RESERVES:</b>	<u>\$ 658,161.06</u>	<u>\$ 640,806.53</u>	<u>\$ 17,354.53</u>
<b>FUND BALANCES</b>			
30-3005-00-00 Prior Year Surplus (Deficit)	\$ 252,350.08	\$ 252,350.08	\$ -
30-3090-00-00 Current Year Surplus (Deficit)	9,084.66	6,282.36	2,802.30
<b>Total FUND BALANCES:</b>	<u>\$ 261,434.74</u>	<u>\$ 258,632.44</u>	<u>\$ 2,802.30</u>
<b>Total Liabilities &amp; Equity:</b>	<u><u>\$ 934,597.56</u></u>	<u><u>\$ 915,425.69</u></u>	<u><u>\$ 19,171.87</u></u>



**Income Statement - Operating**  
**Diplomat House - Town Shores of Gulfport No. 212**  
**03/31/2023**

Date: **4/29/2023**  
Time: **8:16 am**  
Page: **1**

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>REVENUE</b>							
4010-00-00 Maintenance Fee Income	\$57,533.83	\$57,534.78	(\$0.95)	\$172,601.49	\$172,604.34	(\$2.85)	\$690,417.37
4015-00-00 Reserve Dedication	19,076.17	19,076.17	-	57,228.51	57,228.51	-	228,914.06
4020-00-00 Operating Interest Income	1.79	-	1.79	8.64	-	8.64	-
4025-00-00 Reserve Interest Income	90.58	166.67	(76.09)	288.26	500.01	(211.75)	2,000.00
4030-00-00 Late fee Income	-	25.00	(25.00)	(50.00)	75.00	(125.00)	300.00
4047-00-00 Washer&Dryer Income	970.55	350.00	620.55	970.55	1,050.00	(79.45)	4,200.00
4048-00-00 Interview fee Income	70.00	50.00	20.00	290.00	150.00	140.00	600.00
<b>Total REVENUE</b>	<b>\$77,742.92</b>	<b>\$77,202.62</b>	<b>\$540.30</b>	<b>\$231,337.45</b>	<b>\$231,607.86</b>	<b>(\$270.41)</b>	<b>\$926,431.43</b>
<b>Total OPERATING INCOME</b>	<b>\$77,742.92</b>	<b>\$77,202.62</b>	<b>\$540.30</b>	<b>\$231,337.45</b>	<b>\$231,607.86</b>	<b>(\$270.41)</b>	<b>\$926,431.43</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5110-00-00 Master Common Fees	10,742.67	10,800.00	57.33	32,228.01	32,400.00	171.99	129,600.00
5135-00-00 Federal, State & Local Taxes	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
5140-00-00 Legal & Accounting	460.00	333.33	(126.67)	(1,540.00)	999.99	2,539.99	4,000.00
5145-00-00 Licenses, Permits & Fees	-	83.33	83.33	61.25	249.99	188.74	1,000.00
5154-00-00 Postage & Copies	1.00	50.00	49.00	51.68	150.00	98.32	600.00
5155-00-00 Office & Administrative	30.00	175.00	145.00	1,974.25	525.00	(1,449.25)	2,100.00
5159-00-00 Contingency/Holiday Decor	-	33.33	33.33	91.84	99.99	8.15	400.00
5170-00-00 Admin/Office Onsite	338.02	108.33	(229.69)	380.31	324.99	(55.32)	1,300.00
5175-00-00 Document Retention	330.00	363.00	33.00	330.00	1,089.00	759.00	4,356.00
<b>Total ADMINISTRATIVE</b>	<b>\$11,901.69</b>	<b>\$12,404.65</b>	<b>\$502.96</b>	<b>\$33,577.34</b>	<b>\$37,213.95</b>	<b>\$3,636.61</b>	<b>\$148,856.00</b>
<b>UTILITY EXPENSE</b>							
5205-00-00 Cable TV	7,586.72	7,363.74	(222.98)	22,216.24	22,091.22	(125.02)	88,364.88
5210-00-00 Electricity	140.62	969.05	828.43	1,967.94	2,907.15	939.21	11,628.62
5230-00-00 Elevator Telephone	59.93	61.49	1.56	238.79	184.47	(54.32)	737.92
5240-00-00 Gas	319.94	1,003.42	683.48	2,615.78	3,010.26	394.48	12,041.09
5251-00-00 Water, Sewer	10,008.63	10,342.68	334.05	29,285.33	31,028.04	1,742.71	124,112.17
<b>Total UTILITY EXPENSE</b>	<b>\$18,115.84</b>	<b>\$19,740.38</b>	<b>\$1,624.54</b>	<b>\$56,324.08</b>	<b>\$59,221.14</b>	<b>\$2,897.06</b>	<b>\$236,884.68</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
5330-00-00 Bldg. Maint/Repair/Supplies	820.15	250.00	(570.15)	1,464.94	750.00	(714.94)	3,000.00
5331-00-00 Gener./Pumps/Boilers Maint	-	300.00	300.00	-	900.00	900.00	3,600.00
5332-00-00 Irrigation Expense	-	25.00	25.00	16.40	75.00	58.60	300.00
5334-00-00 Electric Repair&Supplies	-	83.33	83.33	-	249.99	249.99	1,000.00
5335-00-00 Elevator Expenses	653.72	868.50	214.78	1,939.06	2,605.50	666.44	10,422.03
5337-00-00 Fire & Safety exp.	972.50	400.00	(572.50)	1,387.50	1,200.00	(187.50)	4,800.00
5338-00-00 Basic Service Contract/Janit.	-	3,142.13	3,142.13	6,150.00	9,426.39	3,276.39	37,705.50
5339-00-00 Plumbing Expenses	-	500.00	500.00	2,074.00	1,500.00	(574.00)	6,000.00
5340-00-00 Roof Maintenance	-	83.33	83.33	-	249.99	249.99	1,000.00
5570-00-00 Deferred Maintenance	-	208.33	208.33	-	624.99	624.99	2,500.00
5720-00-00 Grounds Maint. Contract	1,513.40	919.58	(593.82)	3,731.10	2,758.74	(972.36)	11,035.00
5732-00-00 Pest Control & Supplies	140.00	229.17	89.17	280.00	687.51	407.51	2,750.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$4,099.77</b>	<b>\$7,009.37</b>	<b>\$2,909.60</b>	<b>\$17,043.00</b>	<b>\$21,028.11</b>	<b>\$3,985.11</b>	<b>\$84,112.53</b>
<b>INSURANCE</b>							
6040-00-00 Insurance All Peril	19,517.30	16,570.45	(2,946.85)	50,757.46	49,711.35	(1,046.11)	198,845.40
6041-00-00 Workers Comp Insurance	-	56.46	56.46	616.33	169.38	(446.95)	677.56
6042-00-00 Insurance - Flood	2,139.25	2,345.10	205.85	6,417.75	7,035.30	617.55	28,141.20
<b>Total INSURANCE</b>	<b>\$21,656.55</b>	<b>\$18,972.01</b>	<b>(\$2,684.54)</b>	<b>\$57,791.54</b>	<b>\$56,916.03</b>	<b>(\$875.51)</b>	<b>\$227,664.16</b>
<b>RESERVE FUNDING</b>							
7510-00-00 Reserve Painting Funding	3,603.71	3,603.71	-	10,811.13	10,811.13	-	43,244.48
7520-00-00 Reserve Paving Funding	666.67	666.67	-	2,000.01	2,000.01	-	7,999.98
7530-00-00 Reserve Roof Funding	898.61	898.61	-	2,695.83	2,695.83	-	10,783.33
7540-00-00 Reserve Boiler Funding	287.81	287.81	-	863.43	863.43	-	3,453.75
7550-00-00 Reserve Grounds Funding	183.33	183.33	-	549.99	549.99	-	2,200.00
7580-00-00 Reserve Carport Funding	1,200.12	1,200.12	-	3,600.36	3,600.36	-	14,401.47
7590-00-00 Reserve Electrical Fund	166.71	166.71	-	500.13	500.13	-	2,000.47
7593-00-00 Reserve Ins. All peril	2,350.00	2,350.00	-	7,050.00	7,050.00	-	28,200.00
7600-00-00 Reserve Elevator Funding	1,625.00	1,625.00	-	4,875.00	4,875.00	-	19,500.02





**Income Statement - Operating**  
**Diplomat House - Town Shores of Gulfport No. 212**  
**03/31/2023**

Date: **4/29/2023**  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7610-00-00 Reserve Fire Alarm System	\$1,100.00	\$1,100.00	\$-	\$3,300.00	\$3,300.00	\$-	\$13,199.97
7620-00-00 Reserve Seawall Funding	801.79	801.79	-	2,405.37	2,405.37	-	9,621.50
7630-00-00 Reserve Audit Funding	-	-	-	-	-	-	(0.04)
7640-00-00 Reserve Fire Pump Fund.	558.92	558.92	-	1,676.76	1,676.76	-	6,706.99
7650-00-00 Res Eng Study/Struc. Inspec.	191.67	191.67	-	575.01	575.01	-	2,300.01
7660-00-00 Resv. Trans./Door Cas/Bldg	133.34	133.34	-	400.02	400.02	-	1,600.07
7670-00-00 Reserve Plumbing Funding	850.30	850.30	-	2,550.90	2,550.90	-	10,203.59
7680-00-00 Resv. Walkw/Stairw/Lobbies	2,104.06	2,104.06	-	6,312.18	6,312.18	-	25,248.66
7690-00-00 Reserve Railings Fund.	687.48	687.48	-	2,062.44	2,062.44	-	8,249.81
7800-00-00 Reserve Interest - Contrib	90.58	-	(90.58)	288.26	-	(288.26)	-
7999-00-00 SIRS (Structural Integrity Reserve Study) Funding	1,666.67	1,666.67	-	5,000.01	5,000.01	-	20,000.00
<b>Total RESERVE FUNDING</b>	<b>\$19,166.77</b>	<b>\$19,076.19</b>	<b>(\$90.58)</b>	<b>\$57,516.83</b>	<b>\$57,228.57</b>	<b>(\$288.26)</b>	<b>\$228,914.06</b>
<b>Total OPERATING EXPENSE</b>	<b>\$74,940.62</b>	<b>\$77,202.60</b>	<b>\$2,261.98</b>	<b>\$222,252.79</b>	<b>\$231,607.80</b>	<b>\$9,355.01</b>	<b>\$926,431.43</b>
<b>Net Income:</b>	<b>\$2,802.30</b>	<b>\$0.02</b>	<b>\$2,802.28</b>	<b>\$9,084.66</b>	<b>\$0.06</b>	<b>\$9,084.60</b>	<b>\$0.00</b>



# Diplomat Building Committee

## May, 2023 Report

After several delays, Duke finally replaced the Power Transformer behind the building. The crew doing the work was very efficient and power was restored by mid afternoon.

Unfortunately, while folding the crane arm the operator accidentally hit our flagpole causing non repairable damage. Duke quickly agreed to pay for replacement of the pole and we were able to contract for replacement at no cost to the Diplomat. Thanks for a job well done by Duke!

One of the delays was due to the discovery of a gas leak in the line that supplies gas to the boilers and dryers. The leak was repaired by Stewart Plumbing and the Duke project was able to proceed.

A small leak in the water supply valve at the west end of the building was repaired by Gulfport at no charge to the building.

The building has contracted with Protec Plumbing to repair two leaks in the water distribution system on the roof along with several other deficiencies that were discovered. The work will be done later this week.

Another bad fire sensor in one of the electrical rooms needed replacement.

Respectfully submitted,  
John Thornbrugh  
building committee

**Open  
Architectural Change Requests (ACR)**

**May 09, 2023**

**Unit 109 - Kitchen, Flooring, Doors (Spriggs)**

**Unit 112 - Bathroom Renovation (Native Tile)**

**Unit 202 -Kitchen, Master Bedroom Reno (Maven  
Development, LLC)**

**Unit 205 - Kitchen Cabinetry (Stephen DFine Cabinetry, Inc)**

**Unit 305 - New Storm Door, Carpeting, Bathroom Updates**

**Unit 307 - New Entry, Storm Doors, New Transom Window  
(Spriggs)**

**Unit 410 - New Entry, Storm Doors (Spriggs)**

**Unit 411 - Windows (Lowe's Home Center, LLC)**

**Unit 506 - Window Replacement (Bayside) (Hom-Excel)**

**Unit 912 - Windows (Beterview Window & Shutters)**

**Unit 1001 - Partial Kitchen Renovation (Many Moons  
Enterprises)**

**Unit 1006 - Condo Updates Kitchen (Spriggs)**

**Unit 1007 -Condo Renovation (Kitchen, baths, floors, ceiling)  
(Evergreen Development)**

TOWN SHORES OF GULFPORT  
# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

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**Unit 1008 - Windows (Walkway) (Hom-Excel)**

**Unit 1010 - New Storm Door (Spriggs)**

**Unit 1011 - Kitchen Remodel, New Storm Door (Spriggs)**

**Respectfully Submitted,  
Martha Meegan, Building Committee**

## Social Committee Report 05-09-2023

The Social Committee has a bank balance of \$636.09 plus cash on hand of \$327.00.

Unfortunately, we were unable to put together the annual Spring BBQ this year. Sadly, I had a sudden death in my family that took me to South Carolina for about 10 days.

The Social Committee is looking for new members to join us. We encourage you to help us bring joy to all residents of the Diplomat.

My duties as Secretary of the Board and assisting on the Building Committee are pulling me in many directions and I'm not sure how much longer I can continue as Social Committee Chair.

Please help us to keep the Committee going.

Respectfully Submitted,  
Martha Meegan, Social Committee Chair



Pet Committee Report  
05-09-2023

The Pet Committee has accepted a request for a Reasonable Accommodation for unit 402, Tony Kasper.

Respectfully Submitted,

Martha Meegan for Linda Carlo, Pet  
Committee Chair

TOWN SHORES OF GULFPORT #212  
THE DIPLOMAT CONDOMINIUM ASSOCIATION

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Masters Update  
May 9, 2023

The Masters Association met May 2, 2023.

The April financials were presented. They have \$440,581 in reserves with a total of \$1,136,568 in assets. The President mentioned that in the first four months the Masters had already spent \$40,600 in maintenance costs.

The delegates voted to change the bylaws to reflect 1328 units in Town Shores, now that the Windsor divided the penthouse into two condos. This affects the amount Town Shores Masters assesses each building, although the difference will be miniscule. Just for information purposes, The Diplomat is the third largest building in the complex, after the Buckingham with 140 units and the Windsor with 122 units.

The Masters also voted to increase the dock slip rental by 10% effective January 1, 2024. Kayak slip rentals were also increased to \$200 per year, effective January 1, 2024. Currently every boat slip is rented, but there are no plans to add additional docks to the marine area.

The contract for the security company is coming up for renewal shortly. Delegates agreed the current hours seem to be working fine, so there will probably be no changes to the current agreement.

Respectfully submitted,

Pati Lytle  
Masters Delegate

TOWN SHORES OF GULFPORT #212  
THE DIPLOMAT CONDOMINIUM ASSOCIATION

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Engineering Update  
May 9, 2023

Munyan Restoration is still waiting for our permit to be approved and issued by the City of Gulfport.

In the meantime, we have received the asbestos survey results, which found no asbestos on the walkway coating or the first-floor paint where the coating has disintegrated. Good news!

The Munyan project manager was onsite with the welder last week to look at the access to the stairwells and estimate the material list. They will be able to start the welding, as a permit is not needed for that part of the engineering work. As soon as they have a schedule, they will let us know with a couple days lead, so we can let residents know when stairwells will be closed to foot traffic.

Respectfully submitted

Pati Lytle

TOWN SHORES OF GULFPORT #212  
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## Meter Rooms

May 9, 2023

Our electrical contractor has called our attention over the last couple years, to the need to begin looking at replacing the equipment behind the meters in our five meter rooms. Our contractor tells us we are working with original equipment which is 51 years old.

Although we have only had minor problems, the fact is that the older equipment is no longer available to order for repairs, and the new equipment which would be needed is running five to six months out.

My fear is that we are going to have a buss bar that goes out in the middle of the summer, and that is going to mean a whole floor could be without power for five to six months while waiting for new equipment.

We have talked to three vendors and asked them for suggestions and proposals for the work.

The vendor who is the most familiar with the building, and who does a good amount of the small electrical work, quoted just over \$86,000 to replace the equipment in all meter rooms. He had previously done work replacing breakers in 2016 and at that time apparently cautioned that board they needed to prepare to replace equipment after inspecting all meter rooms. Unfortunately, it wasn't until the 2018 budget that an electrical reserve account was added to the budget.

The other two vendors said they would feel more comfortable with doing an "inspection" behind the meters before they would quote the whole building replacement. Those inspections run from \$2,528 to \$4,900. They would check the equipment, and then report their findings as to whether they thought equipment needed to be replaced. Meanwhile, we will have spent money that could have been used for replacement costs.



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Rather than replace everything in the building, what I would like to bring forward, is we replace one meter room (which services two floors) at a quoted cost of \$12,596 (labor and equipment), and then buy materials for a second room at a cost of \$8,446, for a total of \$21,042. These prices were quoted in March and may have gone up 5 to 10% in the meantime. We won't know the exact cost until we place the order. A second vendor quoted \$21,279 for equipment and labor to replace one meter room and order equipment for a second room. I contacted the third vendor and asked them for a quote on replacing one floor, and purchasing equipment for a second room, but have not heard back from them as of this afternoon. However, they were the company that quoted almost \$5,000 to "inspect" the meter rooms and I expect they will come in higher than the other two.

If we choose this route and have the money, we replace equipment that services two floors and get a look at how good or bad the equipment is behind the meters. We have to face the fact that after 51 years, although the equipment might be working now, it IS GOING TO FAIL at some point, and I don't want that to cause two floors of residents to have to move out of their condos for possibly six months waiting for parts. Also, if we order the equipment for the second meter room, hopefully we can use the "old" parts from the room that is being overhauled for small repairs in other meter rooms.

If we would choose to replace one meter room and order parts for the second, we could use existing reserve funds without having to have an assessment. Currently we have \$25,000 in Electrical Reserves. Replacing one room and ordering parts for the second could cost between \$22,000 to \$23,000, leaving \$2,000 to \$3,000 for other electrical emergencies.

Once we do this work, we would have a better idea of the big picture. But we have to keep in mind that even if we place an order tomorrow morning, the parts could possibly not be delivered until November or December.

Although these figures cover costs in the meter room on the 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup> and 9<sup>th</sup> floor, it does not cover the second floor where the main electrical service

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comes into the building. There are additional boxes which would need to be replaced, and that room could cost around \$36,000, based on March pricing.

Respectfully submitted

Pati Lytle

At this time, I place a motion for the Board to approve a contract to order parts to replace electrical equipment for (two) meter rooms, not to exceed \$18,600, plus labor to install new equipment in (one) meter room not to exceed \$4200.

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THE DIPLOMAT CONDOMINIUM ASSOCIATION

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JAPOSID Update  
May 9, 2023

Our Janitorial Service, JAPOSID, has hired a permanent replacement for our building. His name is Manny and he is a very pleasant young man.

I spoke with the Operations Manager here in Town Shores, and he told me they are trying to create a uniform schedule across all the buildings. The first thing the janitor will do every day is to check and clean the trash room, laundries and lobbies. They will clean even-numbered floors on Monday and Wednesday and odd-numbered floors Tuesday and Thursday.

I have asked them to check all trash and recycle bins are empty before they leave for day, especially on Friday afternoons.

If you see any areas of concern, please contact me as I am the liaison between the building and JAPOSID.

Respectfully submitted

Pati Lytle