

TOWN SHORES OF GULFPORT #212  
THE DIPLOMAT CONDOMINIUM ASSOCIATION

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President Report  
February 13, 2024

We had an exciting January. Mid-month, as most of you know, we had a leak that occurred in the planter in front of unit 109. We were stumped as to where the water was coming from, but with the help of a leak detection company, we found a pipe that feeds the water line for our fire suppression system had cracked. Thank goodness it happened right below the planter at the entrance to the portico, so there was a minimal amount of asphalt that had to be replaced for the repair.

In a setback for the meter room replacement project, our vendor updated the timeline last week, and one set of parts is now backordered from the manufacturer until June. Our vendor is trying to find out if Square D (the manufacturer) might have just enough to complete one meter room to get a start on the project, but has not heard back as of this date. When we started out with this project, another vendor had told us it could be 6 months to a year for parts, and it has turned out to be just that.

We had two good pieces of news. First, Spectrum came back to Town Shores and agreed to honor the original offer they had made last fall. Per door prices will fall about \$10 per month, and the buildings will share a \$298,800 “rebate”, which comes to \$225 a door. We will ask for input from owners as to whether you would like us to put the Diplomat’s \$27,000 toward the walkway recoat, or whether you want it rebated directly to each owner. We will check with our attorney on what is needed for each scenario. Several owners have asked if we will be changing the budget to reflect the drop in price and the answer is no. We work on a very tight budget and things like the recent break in the fire suppression pipe are unexpected expenses that unfortunately eat up other areas where we may have extra dollars in the budget.

The second piece of good news is that we were one of the lucky buildings who have been able to sign on with Citizens for our hazard insurance for 2024-2025. We have made the initial payment, and the policy is in place. Unlike our former carrier, the policy from Citizens does not automatically come with sinkhole coverage. Citizens requires we purchase the hazard policy, and then we request the additional sinkhole coverage which requires an inspection of the property. Again, we are in the process of making that happen. Right now, we believe we will be in good shape on insurance.

We also welcome Bruce Schrier back to the Board of Directors. Bruce had served as Vice President previously.

All in all, January was a good month for The Diplomat

Respectfully Submitted  
Pati Lytle, President  
President

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

**Treasurer's Report—Town Shores #212  
February 2024 Board Meeting**

Financial reports are available to both Board Members and Owners at the Condominium Associates/Diplomat website under the “Document” tab. We are still working with CA to refine a couple of the line items on the December 2023 report.

Financial information highlights as of the end of December 2023.

Total Assets were \$1,078,054.

Total Liabilities and Equity were \$1,078,054.

I'm happy to report that we ended calendar year 2023, just \$1,295 over budget despite the fact our all-peril insurance premium was nearly \$28,000 higher than budgeted. We were able to accomplish this by closely monitoring our other expenses.

Respectfully submitted,  
Wayne Morgan, Treasurer

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**Secretary's Report**

02-13-24

The Diplomat Floor Captains have been busy getting your straw votes on new Coach lights and passing out the 2024 Town Shores Telephone Directory and new Diplomat Parking sticker and Visitor Parking Pass. Thank you all for helping.

A reminder to please email me or drop off in the suggestion box your HO-6 Insurance renewal Declaration Pages. Also, as we all travel, please remember to fill out a Resident Away form, this way if you receive a package, or there's a problem in your unit, we aren't waiting at your door ringing the bell or knocking to get in touch with you. You can find these forms at [www.townshorescommunity.com](http://www.townshorescommunity.com) on the Diplomat documents page.

The board is currently compiling a packet of information that will be handed out to you in March, which will include an updated Red Book and Blue Book. Once received, please take a few minutes, and transfer this updated information into your binders and shred the old copies at the clubhouse.

Finally, if you change your entry lock to a digital key, you must provide the Secretary with the code.

That's all for now.

Sincerely,

Martha Meegan, Secretary  
Diplomat Board of Directors

## February, 2024 Building Committee Report

The building committee has added two new members this month, Kim Morwood and Mark Schrote.

The kitchen waste stack in unit 305 developed a leak and required replacement. Pro Tec plumbing replaced the stack last week. The owner, Don Spolar, volunteered to remove his corner cabinet to help with the cost of the process. Thanks Don! The building replaced the back of the cabinet in 405 which was removed to perform the repair.

All Florida Fire Equipment performed the annual inspection of our 40 fire extinguishers on Thursday, Feb 8<sup>th</sup>. He reported that many of the cabinets that hold the extinguishers are deteriorating and will likely need replacement in the next 2 or 3 years. The building committee will look into the situation and consult with our reserve study company about cost and necessity.

Thank You,  
Diplomat Building Committee  
John Thornbrugh  
Committee Chair

**Open  
Architectural Change Requests (ACR)**

**February 13, 2024**

**Unit 301 - New Storm Door (Matt Spriggs)**

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

**Unit 411 - New HVAC (Am Aire, Inc.), Windows (Lowe's Home Center, LLC) waiting for final permits on HVAC Inspection**

**Unit 601 - New Windows (Bay Glass & Window)**

**Unit 609 - New Front Door & Transom, additional inside work (Matt Spriggs)**

**Unit 708 - New Windows (Hom-Excel)**

**Unit 911 - New Windows (Hom-Excel)**

**Unit 1005 - Unit Kitchen, Bathroom Reno, New Front Door & Storm (Matt Spriggs)**

**Unit 1009 - New Windows (Affordable Windows & Doors) waiting on final inspection and completed permit.**

**Note:**

**It is imperative that a copy of the contractors Business License and Liability Insurance Declaration Page are included with your ACR. This applies to all trades working on your project.**

**A reminder that the ACR and many other forms you need is posted on [www.townshorescommunity.com](http://www.townshorescommunity.com) on the Diplomat documents page**

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

## February 2024 Landscaping Committee Report

**Sad news...Upon inspection, the Madagascar Palm is rotting away. About 2/3 of it is gone. We will watch to see if the remaining portion survives. The entire plant may need to be removed.**

**Bags of topsoil have been worked into various spots in the parking lot landscaping islands to establish a better soil environment for new plants. Vincas and Petunias were then planted in those areas. Additional mulch has been spread around the landscaping island next to the shed.**

**Once a new lawn care service is hired, we will discuss our specific needs pertaining to hedge trimming and other responsibilities.**

**A REMINDER: As granted by the board of directors, the landscaping committee is the only entity allowed to tend to the common area grounds. No individual person should in any way alter the existing landscaping without committee approval. If you have a request or concern, please use the suggestion box. The committee will be glad to address your input.**

**Respectfully submitted,**

**Bruce Schrier, Chairperson**

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**February 2024 Fine Committee report**

**The Board of Directors has informed the committee of WARNINGS that have recently been issued. No FINES have been issued so far in 2024. No requests have been made for a fine committee hearing by any member.**

**Respectfully Submitted,**

**Bruce Schrier, Chairperson**

## DIPLOMAT ORIENTATION REPORT

February 13<sup>th</sup> 2024

Ben Atherton-Zeman and Lucinda Zeman are the new owners of apartment 410.

The Diplomat welcomes the Zeman's to our community.

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

Respectfully submitted,

Pati Lytle, John Carson, Sheryl Trel

Orientation Committee



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**Diplomat Social Committee Report**

02-13-24

The Social Committee bank balance is \$365.29 and \$243.00 Cash on Hand. Total of \$608.29.

As I reported last month, I am stepping down as Chair of the Diplomat Social Committee. I just don't have the time and the members of the committee are few. We are unable to put the Spring Diplomat BBQ together and I'm sorry.

One of the fun events that any floor can continue is the Diplomat Carport Cocktails. It's a fun event and each floor and your neighbors can gather to host. Social committee has the tables and chairs for you to borrow and I can help with any logistics.

I will be closing the bank account after this meeting. The cash will be locked in the Diplomat board office for safe keeping and the binder of Social Committee events, contacts etc. will also be there for a future committee.

Thank you for taking part and enjoying the many parties, events, bake sales and decorating opportunities over the years.

Sincerely,

Martha Meegan  
Former Social Committee Chair

## **PET/ESA COMMITTEE REPORT – FEBRUARY 2024**

**In January, a reminder notice was sent to all Pet/ESA to submit updated rabies information.**

**Follow-up with owners for the owners continues in February.**

**Linda Carlo  
PET/ESA COMMITTEE**

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**Diplomat Vehicle and Bicycle Registration Committee Report**  
**February 2024**

Floor Captains started the delivery of the vehicle decals for numbered parking spaces and the “Visitor” parking placards to available residents during January. Undelivered packets will be maintained by the Secretary. Installation assistance is available for away owners with vehicles on-site by contacting a board member. Assistance is also available for local residents.

The parking packet included information about the use of the decal and Visitor placard. Here are some highlights:

- The decals are for vehicles parked in the numbered parking spaces. A log has been created so the Diplomat will be able to track these vehicles.
- If a parking space is leased annually or seasonally, the decal should be attached to the vehicle parked in that space. This means the decal may be transferred to another vehicle during certain months.
- Visitor placards should be displayed on vehicles that are parked overnight on Diplomat property.

The purpose of the decals and the “Visitor” placards is to assist with the identification of vehicles parked on Diplomat property for various reasons including circumstances requiring a vehicle to be moved. In the past, vehicles have been parked on our property for days that have no connection to a Diplomat owner or resident.

Currently, there are no immediate plans to tow vehicles that are not properly marked; however, residents/owners are expected to abide by the Diplomat Blue Book and the Red Book including, but not limited to, registering their vehicles with the Diplomat. Towing remains an option for vehicles that are improperly parked.

As the board is aware, as the number of new owners with multiple vehicles increases, the use of Visitor spaces will need to be addressed and solutions identified.

Respectfully submitted,  
Wayne Morgan

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## Masters Report February 13, 2024

The Masters Association met on January 19 to discuss the repairs which were needed for the Sun Deck over the Clubhouse Pool Lanai. A recent engineering report stated the area was in poor condition and had no remaining life expectancy.

After looking at several proposals, the delegates voted to accept a quote from Compton Builders at a cost not to exceed \$200,000. This work will also include replacing the exterior concrete steps that lead down from the sun deck to the first floor. The work will carry a 5-year warranty, and the funds will be paid out of existing reserve money.

Pending permitting and licensing, the project is slated to begin the first week in March and should be done in May.

During that time, the pool will remain open.

Also, the Master Association delegates gave approval for the Master officers to begin a search for an on-site dedicated financial employee to perform the accounting functions currently completed by Condominium Associates.

Respectfully Submitted

Pati Lytle, President /Masters Delegate

Wayne Morgan, Treasurer/Masters Delegate