

Environ Towers 1 Condominium Association
President's 5-Year Report (March 2020–March 2025)
Viviane Schofield, President

1. Key Achievements and Initiatives

1.1 COVID-19 Response (2020–2021)

- Implemented emergency rules and policies aligned with CDC, state, and local guidelines to ensure resident safety during the pandemic.
- Established thorough sanitization schedules and distributed communications to keep residents informed.
- Expressed gratitude to board members and residents for their cooperation during challenging times.

1.2 Atlantic Broadband Integration (2020–2021)

- Successfully negotiated a contract to introduce fiber-optic internet and TV services, enhancing property value and resident experience.
- Coordinated the transition of Association phone services to Atlantic Broadband, resulting in improved service at a reduced cost.
- Managed installation of wiring and network connections across all units, with the help of dedicated volunteers.

1.3 Elevator Modernization (2020–2024)

- Evaluated modernization options for the Association's elevators with a focus on cost-effectiveness and reliability.
- Addressed performance issues by engaging external experts and replacing outdated electrical panels to ensure safety.

1.4 Diesel Storage Tanks (2020–2024)

- Replaced aged underground diesel tanks with new double-barreled tanks featuring advanced monitoring systems.
- Conducted environmental cleanup of benzene contamination near 7100 to comply with county regulations.
- Installed environmentally safer tanks for both buildings, reducing future risks.

1.5 Roof Replacement (2022–2025)

- Tackled long-standing roof issues on both buildings in compliance with 40-Year Inspection requirements and insurance mandates.
- Completed the roof replacement for 7100 in 2023; work on 7200 will be completed by May 2025.
- Engaged Quest Engineering to oversee project planning, contractor selection, and execution.

1.6 40-Year Recertification Preparation (2019–2024)

- Conducted pre-inspections and implemented all electrical upgrades well ahead of the 40 Year Inspection. Did partial structural changes ahead of time, and completed the study of structural changes needed to meet compliance requirements.
- Engaged TRC Worldwide Engineers to prepare manuals for necessary repairs following the 40-Year Inspection.
- Finalized contractor bidding plans, hired Global Construction to commence follow-up work to ensure building safety and integrity, completing the work to be done following the 40 Year Inspection.

1.7 Lighting and Security Enhancements (2022–2024)

- Improved parking lot lighting with rooftop lamps to enhance security and deter criminal activity.
- Installed a security camera system for key areas.

1.8 Recycling and Waste Management (2023–2024)

- Collaborated with Waste Management to increase recycling bins and reduce garbage pickup costs.
- Launched educational initiatives to improve resident compliance with recycling guidelines.

1.9 Website and Communication Improvements (2020–2024)

- Expanded website functionality, providing residents with easy access to updates, board minutes, financial reports, and community activities.
- Increased resident engagement with over 80 members connected to the platform, fostering transparency and community building.

2. Financial Overview

2.1 Budget Planning and Reserve Management

- Conducted detailed financial analyses to prepare for significant expenditures, including roof replacements, elevator upgrades, exterior walls and compliance-related projects.
- Recommended gradual increases in maintenance fees and special assessments to build reserves and mitigate financial strain.
- Adopted a balanced operating budget for the fiscal year ending February 2025, incorporating projections for new reserve requirements under the Structural Integrity Reserve Studies (SIRS). The remaining work on the exterior walls will be financed through a Special Assessment scheduled for February–March 2025.

2.2 Insurance Costs

- Addressed rising insurance premiums due to natural disasters and structural vulnerabilities by securing additional coverage in 2023—funded through special assessments.

2.3 Structural Integrity Reserve Studies (SIRS)

- Prepared for 2025 SIRS requirements, mandating reserves for nine key structural elements, including roofs, electrical systems, and fireproofing.
- Aligned financial planning to accommodate these mandatory reserve allocations.

3. Community and Governance

3.1 Rules and Bylaws Updates

- Updated outdated bylaws to align with Florida Statutes, including reducing notice periods for budget meetings from 30 to 14 days.
- Established a rule requiring hot water tanks to be replaced every 10 years, complete with drip pans and leak detectors, to prevent costly damages.

3.2 Inverrary Association and Political Advocacy

- Collaborated with the Inverrary Association to oppose proposed developments that could negatively impact the community.
- Organized resident participation in public meetings, successfully influencing local government to consider community concerns.
- Supported initiatives to preserve the Inverrary Golf Course and surrounding areas, with further advocacy planned.

3.3 Property Management Transition (2024)

- Transitioned from FYVE Property Management to Consolidated Community Management (CCM) to enhance operational efficiency and service quality.
- Leveraged CCM's project management expertise for critical initiatives such as roof replacements and compliance work.

3.4 Rental Policies

- Formed a committee to evaluate rental policy changes, with a vote scheduled to finalize updates to governing documents.
 - Encouraged resident input to ensure a balanced approach that maintains community standards.
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4. Acknowledgments

4.1 Board and Committee Contributions

- Recognized the dedication of board members, committee chairs, and volunteers whose contributions were vital to the success of key projects and initiatives.
- Highlighted individual contributions in areas such as financial oversight, website development, and resident support.

4.2 Social and Community Engagement

- Commended the Social Committee for revitalizing community activities and fostering unity post-COVID.
 - Hosted successful community events, including educational sessions on deed fraud and social gatherings that strengthened resident bonds.
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5. Recent Board Actions (January–February 2025)

Building on the strong foundation established over the past five years, our Board has convened early in 2025 to address pressing matters and outline future initiatives. Key highlights include:

January 30, 2025 Board Meeting:

- Governance and Sales Regulations:
 - Approved modifications to Article 46 (Sales) in our Rules and Regulations, refining the application process (including applicant interviews, documentation requirements, and fee structures).
- SIRS and Reserve Planning:
 - Presented the SIRS and Reserve Study, which detailed an average increase of approximately \$160 per unit to build necessary reserves for upcoming structural projects.
- 40-Year Structural Work on 7100:
 - Reviewed the evolving project concerning Post-Tension Cable inspections and stucco work, with cost estimates.
- Rental Policy Updates:
 - Initiated the process for amending rental rules, including the release of a proxy for owners to vote on revised conditions.
- Front Gate Committee:
 - Received an update on efforts to reduce front gate expenses, with further details expected in the next meeting.

February 13, 2025 Board Meeting:

- 40-Year Structural Work on 7200:
 - Approved a motion to conduct a full-sound inspection on 7200—mirroring the inspection scope previously executed for 7100, including stucco and Post-Tension Cable evaluations.
- Rental Conditions:
 - Refined and approved specific rental conditions (such as occupancy age, rental duration, and deposit requirements) by a majority vote.

These recent actions underscore our continued commitment to structural integrity, fiscal responsibility, and the well-being of our community. They also ensure that initiatives initiated during the past five years evolve to meet current and future challenges.

6. Looking Ahead (2024–2026)

- Complete ongoing structural integrity and compliance projects, including completion of the roof replacement for 7200 and remaining 40-Year Inspection tasks.
- Adapt financial strategies to meet SIRS requirements while minimizing impacts on maintenance fees.
- Enhance communication channels and resident engagement through improved digital tools and transparency.
- Strengthen advocacy efforts with local government and community groups to protect and enhance the quality of life in Environ Towers 1.

7. Conclusion and Thanks!

When I accepted the presidency of the Association, I had no way of knowing the challenges that lay ahead. Five years ago, we were living in a different world—before COVID-19, before the Surfside collapse, before the sharp rise in insurance rates, and before the skyrocketing costs of construction materials and labor.

The learning curve was steep, but so was the privilege of meeting so many incredible people along the way. The journey has been both demanding and rewarding, and I am deeply grateful to each and every one of you, my condo neighbors and friends, for your support and encouragement. These past years have not been easy for you either.

I extend my heartfelt thanks to all Board members who have served over the past five years. This role required extraordinary vision, determination, and commitment to navigate the many challenges we faced. The implementation of the 40-Year Milestone Inspections and the necessary upgrades—including roofing, electrical systems, exterior walls, balconies, stairwells, railings, and structural reinforcements—has been a critical step in ensuring our community remains safe and secure.

A heartfelt thank you to our Building Captains, who have stepped up and come to our rescue time and time again. We also deeply appreciate those who have volunteered for committee work, helping to enrich and strengthen our community. Additionally, thank you to all our residents who have actively participated in our events. To you all, your dedication and involvement have made a meaningful and lasting impact!

A special thank you to my partner in life, Gaétan, who has shouldered many additional family responsibilities with patience, a smile, and unwavering support. Your encouragement has meant the world to me, my dear!

As I step away, I leave the next Board with the important task of defining its mission and setting priorities. Whether addressing cost-cutting measures, restoring the golf course, or tackling other pressing community issues, challenges will undoubtedly arise—but so will opportunities for growth and for progress.

Thank you all, and may God bless our community!