Ocean Club South Management Inc.

4849 Saxon Drive

New Smyrna Beach, FL 32169

December 20, 2024

Dear Ocean Club South Management Inc. Membership,

The Board of Directors held a meeting on December 13, 2024 to review and vote to approve, the prepared SIRS (Structural Integrity Reserve Study) Report. The SIRS Report was approved.

The Florida Statute Chapter 718, House Bill 1021, signed into law in June 2024, focuses on association governance to manage oversight of concrete structures and the load-bearing walls or other primary structural members, fireproofing and fire protection systems, plumbing, electrical, roofs, waterproofing/exterior painting, windows, exterior doors and structural components over $10,000.

The initial SIRS must be completed by December 31, 2024 for buildings that were already constructed before July 1, 2022. After that, the study must be completed every 10 years.

The Building Code Official in each county and municipality is responsible for coordinating compliance.

A brief explanation of the SIRS is a comprehensive assessment and planning tool that examines the structural health of buildings, specifically targeting condominiums and cooperative structures of three or more stories in Florida. The study provides a thorough evaluation of critical components.

The SIRS Report must include: An estimated remaining useful life for each item, an estimated replacement cost or deferred maintenance expense for each item and a reserve funding schedule with a recommended annual reserve amount.

If you have any questions, please contact myself or Bob at Coldwell Banker Surfcoast Realty.

Thank you,

Lisa

On-site Manager, Ocean Club South