

CITIZENS' ASSOCIATION

OF PALM BEACH

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News & Views

February 2022

How Will Tallahassee's Legislative Session Affect Our Town

On Wednesday, January 26th, guest speaker, Ken Direktor addressed the residents of Palm Beach regarding topics that are to be discussed at the upcoming Legislative session and how the outcome of those discussions could impact the residents of Palm Beach. Citizens Association Director Dr. Deborah Day provided the following bullet points.

1. Required certification course for board of directors . Discusses who can provide the course and qualifications needed. New board members and previous board members not in continuous service will be required to take the certification course.
2. Flags: Space Force, P.O.W. and First Responder Flags are permitted to be flown.
3. Considering criminal acts for boards to take a kickback. It will be Criminal for a board to willingly withhold records or engaging in fraudulent voting for board members
4. Must keep checks and deposit slips as part of association records
5. For 4 story buildings within a 1/2 mile of the water will be required to have inspections every 5 years. Those records to be provided to the building department, residents and to potential residents.
6. Enhanced measures to ensure reserves are separated. Update reserve studies every two years. Reserve studies must include at least a review by a structural engineer.

7. Eliminate associations' ability to waive reserve funding. Reserve funding must be attached to the annual budget. The reserve study will include the approval of a structural engineer. **Changes are likely to come but may not occur this year**

8. Eliminate an association's ability to waive financial audits. Different incomes will have different requirements. **Changes are likely to come but may not occur this year**

9. Structural engineer reports will include a list of requirements to satisfy the requirements of a report

At the Town Council Meeting on February 9th, 2022, the following statement was read into the Town Council minutes.

GOOD AFTERNOON

THE CITIZENS ASSOCIATION OF PALM BEACH APPRECIATES THE EFFORT OF DIRECTOR WAYNE BERGMAN TO KEEP US INFORMED ABOUT THE BUILDING RECERTIFICATION PROGRAM, (MEMO DATED JANUARY 31, 2022), AND SUPPORTS THE TOWN EFFORTS ON THIS ISSUE AS STATED IN MEMO.

Yours truly,

Donald Singer and Skip Aldridge
Co-Chairs

(memo available on request)

See related article on page 8

Citizens Association Annual Meeting

MARCH 31ST @ THE TIDELINE HOTEL

ALL CONDO/CO-OP MANAGERS

AND BOARD PRESIDENTS

INVITATIONS COMING SOON!

The Amory Art Center

by Tami Watkins

For those of you who do not play golf or cards, have you considered trying something creative? The Amory Art Center in West Palm Beach provides art classes for students of all ages and it is just 15 minutes away. There are lots of options such as a “Wheel Throwing 101” on Monday mornings for 8 weeks. If painting is more your thing, there are classes in watercolors, acrylics or oils with subject matter such as portraiture or still life. Would you like to make some jewelry? The Amory will teach you. Always wanted to learn Photoshop? The Amory will teach you. Sculpting? Sign up and get your hands dirty.

If 8 weeks is too much of a commitment, The Amory offers lots of workshops, some for just a few hours and others for 2 or 3 days. There are almost 100 classes to choose from with both daytime and evening options.

I have taken classes at The Amory for years. When I am in class, I am not thinking about the outside world and any problems that I need to deal with. My to-do list doesn't exist while I am creating something. Making art is therapeutic. Another bonus is that I have met the most interesting people. And, if you have a blank wall that needs some art on it, the quality of the work at the exhibits is very high. There is an exhibit on display right now featuring the works of the artists-in-residence. It is a must see.

So get out of your rut. And even if you do like to play golf or cards, why not try something new? The next session starts on March 7. Go to armoryart.org to sign up. You won't be disappointed!

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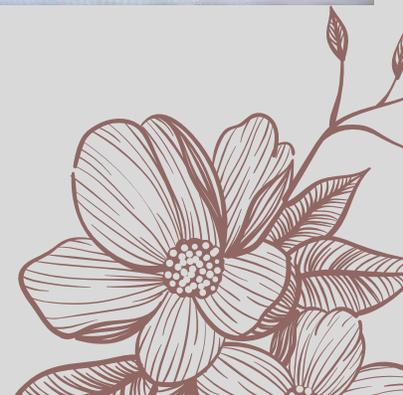
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Your Heart and Brain



by US News and World Report

A new study reported in U.S. News & World Report shows that the heart-brain connection is particularly strong for women. The study found that women with heart disease showed greater cognitive decline in their memory and thinking skills than women who don't have those conditions.

A team at the University of Pittsburgh recently found that women who practice self-care and self-compassion had thinner carotid walls and less plaque buildup in their arteries compared to women who showed less kindness to themselves. The healthy state of their carotid arteries put them at less risk for heart disease in the future. Noticeably, self-compassion benefited women who had other contributing factors to heart disease, including smoking and depression, according to Eat This, Not That!



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Tips From Tony

We have all heard it before; we all actually have said it before!

A friend hits a bad shot or tops a shot, the first thing out of someone's mouth is most likely "Keep your head down!"

Keeping your head down is probably the single worst advice anyone could ever say or listen to. Just as bad can be "keep your eye on the ball".

Here is why: When people are told to "keep their head down" they do it to the extreme and keep their head down so much that they do not move their body and cannot follow-through. The body does not move and the arms pull in and their swing misses the ball. When they do this, they are told again, "Keep your head down"! Becoming ball bound is a real swing killer. Our goal is to swing the club freely, fast and fluid and swing the club to the target, not at the ball.

Check the following photos out:

First photo is the "before". Second is with a little coaching. And the third is of course Tiger and a familiar pose of all good players. Head UP and body facing the target, weight on our left foot (right-handed golfers) and right heel off the ground and right toe in the ground!

If anyone tells you to keep your head down, run the other way!

Tony Chateauvert

Palm Beach Par 3 Pro



Tax Delays

by Ben Popkin NBC News

Tax filing season begins January 24 and ends on April 18, and the Internal Revenue Service is warning filers that this will be a "frustrating" tax season.

Unfortunately, frustration is nothing new for many taxpayers. A recent briefing from the Treasury Department noted that in the first half of 2021, fewer than 15,000 IRS staff were available to handle 240 million incoming phone calls. That boils down to one employee to handle 16,000 inquiries! And according to the Taxpayer Advocate service, an independent organization within the IRS that provides annual reports to Congress, the agency still has a backlog of 6 million original returns, 2.3 million amended returns, 2 million employer quarterly returns, and 5 million pieces of taxpayer correspondence. Many taxpayers are still waiting for their refunds from last year.

Among the reasons for the delays: First, the IRS has been tasked to handle numerous pandemic-related relief programs. Also, its budget has been cut, and the Build Back Better Act, which would provide additional funds, is stalled in Congress. The agency's staffing level has shrunk by 17% since 2010, but the number of individual returns to be processed has increased by 19%.

Tips To Avoid Delays

Don't increase the chances that your refund will be delayed. Here are some tips to make sure you get your refund as quickly as possible:

- File electronically. The bulk of the unprocessed returns mentioned above are paper.
- Set up direct deposit so you don't have to wait on a check. Directions on creating a direct deposit account with the IRS can be found here: <https://www.irs.gov/refunds/get-your-refund-faster-tell-irs-to-direct-deposit-your-refund-to-one-two-or-three-accounts>
- Make sure you provide the correct routing and account numbers – incorrect data could delay your return by weeks or months.
- Double check all your tax forms before filing. Make sure your numbers are correct, all information is provided, the appropriate forms and schedules are included.



**Spurred By Complaints of Traffic
Congestion, Property Damage Palm Beach
Bans Construction Trucks On Some Roads**

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Come by and say hello!

In a move to ease traffic and property damage concerns, Palm Beach will provide contractors with maps outlining town roads where construction trucks are prohibited.

Deputy Town Manager Jay Boodheshwar told Thursday's meeting of the Ordinance, Rules, and Standards committee that he hopes contractors will travel the proper roads once they become informed of the map, but if they don't, the cost of disobedience can be huge.

"We can't be at every place at every time, so there's good faith that's involved in here," he said. The Code Enforcement Board will work with the police department to hold contractors accountable, he said.

"We believe the majority of our contractors will try to do the right thing because they don't want a strike, and they don't want a strike two and a Stop Work Order. That is expensive, it angers their owners, and they're going to try to avoid that."

Town Council Ok's expansion of 'three strikes' program for construction site violations

When a project has reached three strikes, contractors will be issued a Stop Work Order, Director of Planning, Zoning & Building Wayne Bergman said.

On the day of the ORS meeting, Bergman said, a project received its third strike for violating an item listed in the new ordinance.

"We have a lot of tools in our toolbox to make sure the contractors are following the rules," he said.

Councilwoman Julie Aroskog, who chairs the ORS, suggested that rather than just limiting the number of roads trucks can access, the types of trucks also should be restricted.

Paul Brazil, director of public works, said the town cannot determine which trucks have access to public roads, but through actions already put in place, can encourage contractors to think about what they choose to drive over the bridge.

Other Town Actions

"The Town of Palm Beach continues to take steps to maintain and best prepare our community to be resilient to climate change. Current and future calculated actions for both policy and guidance was at the forefront of this conversation with Town Council at their February 8 regular meeting. Actions are to be based on the best data available. To achieve this, staff was directed to move forward with developing a water-level monitoring program by installing permanent tide gauges in the Lake Worth Lagoon. Staff was further directed to prepare a solicitation to seek the most qualified consultants who will provide professional support with the Town's coastal resiliency implementation plan. Lastly, there are actions that members of the community can take now with respect to private bulkhead elevations to further protect properties from anticipated water level influences."

by Robert Weber

Coastal Program Manager

Alzheimer's Medication

Associated Press by Tom Murphy and Matthew Perrone

Medicare stated it will limit coverage of a \$28,000-a-year Alzheimer's drug whose benefits have been widely questioned, a major development in the nation's tug-of-war over the fair value of new medicines that offer tantalizing possibilities but come with prohibitive prices.

The initial determination from the Centers for Medicare and Medicaid Services means that patients taking Biogen's Aduhelm medication will have to be part of research efforts to assess the drug's effectiveness in slowing the progression of dementia. Medicare's national coverage determination would become final this spring, following a public comment period and further evaluation by the agency.

"Alzheimer's disease is a devastating illness that has touched the lives of millions of American families," Medicare administrator Chiquita Brooks-LaSure said in a statement. "CMS has been and remains committed to providing the American public with a clear, trusted, evidence-based decision that is made only after a thorough analysis of public feedback on the benefits and risks of coverage for Medicare patients." The requirement for clinical studies applies to the entire class of drugs of which Aduhelm is a pioneer, monoclonal antibodies directed against amyloid.

Aduhelm's initial launch price of \$56,000 a year led to an increase of nearly \$22 in Medicare's monthly "Part B" premium for outpatient care, the largest ever in dollar terms but not percentage-wise. Medicare attributed about half of this year's increase to contingency planning for Aduhelm.

Faced with skepticism over its medication, Biogen recently slashed the price to \$28,200, but Medicare enrollees were already on the hook for the \$170.10 premium. Health and Human Services Secretary Xavier Becerra has directed Medicare to reassess the premium increase.

Medicare does not traditionally take cost into account when evaluating coverage, but rather whether a treatment is "reasonable and necessary" in caring for program enrollees. But the high price of Aduhelm and the fact that most of the 6 million Americans with Alzheimer's are old enough to be covered by Medicare stretched the limits.

"Biogen came to market with an eye-popping price tag," said Tricia Neuman, a Medicare expert with the nonpartisan Kaiser Family Foundation. "Even after they slashed their drug's price in half, it is still more than \$28,000, which is not insignificant. At that price, it is clearly an issue for the Medicare program, premiums and out-of-pocket costs."

Aduhelm has sparked controversy since its approval by the Food and Drug Administration last June, which came against the recommendation of the agency's outside advisers.

The medicine, administered by IV in a doctor's office, hasn't been shown to reverse or significantly slow Alzheimer's. But the FDA said that its ability to reduce clumps of plaque in the brain is likely to slow dementia. Many experts say there is little evidence to support that claim. And a federal watchdog and congressional investigators are conducting separate probes into how FDA reviewed the medication. Of particular concern are several undocumented meetings between FDA reviewers and company executives in the run-up to the drug's approval.

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Beach Bucket Stands

by Diane Buhler

Friends of Palm Beach is working with the Beach Bucket Foundation to install beach buckets stands along our coastline to help combat the marine debris that washes in on any given day. Other municipalities and County beaches have already installed these tools to allow beachgoers to be a part of the solution to this ocean dilemma and to help protect our paradise. OR The Citizens Association has sponsored a bucket for two stands that were installed at Phipps Ocean Park. Our reality here in Palm Beach is that plastic pollution and trash washing ashore is not going to end anytime soon. We are not immune to the abundance of plastics and trash that are swept into our ocean via streets, waterways, and canals. The situation is just the opposite. Palm Beach's proximity to the Gulf Stream, closest in all of Florida at 3 miles, means the island gets the lion's share of marine debris washing ashore on easterly winds every day. The Gulfstream is home to a plethora of marine life, but it is also a conveyor belt of trash and plastic pollution moving along this swift current throughout the Atlantic Ocean. Friends of Palm Beach has collected items here coming from as far east as Senegal. Your condominium's beach walkers may have noticed small yellow tubes of vinegar (vinagre) and white tubes of Clorox (cloro) that stem from Haiti and the Dominican Republic. The marine life, crabs and sea birds ingest these items, the algae that forms almost immediately on the trash mimics the food they eat for sustenance, and the sea turtle hatchlings get stuck in them. When placed at your beach access area, these bucket stands will allow the beachgoers in your condominium to not only get a great workout with lunges while they collect the trash, but one will know immediately that you have made a difference in our oceans, our beaches and for our wildlife just off ashore and who also make our beaches home!! Even one plastic cap, one chip bag, one plastic bottle collected in the bucket and disposed of makes a significant difference in protecting our paradise and its eco-system!

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Florida Senate Committee Advances Bill To Set Statewide Condo Inspections

The measure would establish a mandatory structural inspection program for multifamily residential buildings that are greater than three stories and larger than 3,500 square feet.



The partial collapse of Champlain Towers South condo in Surfside in June 2021 led Florida legislators to begin work on updating the state's condominium regulations. A Senate committee advanced a bill Tuesday to impose inspection requirements statewide, including stricter standards for buildings near the coastline.

TALLAHASSEE — Florida legislators began work on updating the state's condominium regulations in response to the Champlain Towers South collapse as a Senate committee advanced a bill Tuesday to impose inspection requirements statewide, including stricter standards for buildings near the coastline.

The measure, SB 1702, was unanimously approved by the Senate Community Affairs Committee and is expected to serve as the vehicle to attach other condo-related reforms, such as new regulations on disclosure of condo conditions and new oversight related to condo boards.

The bill would establish a mandatory structural inspection program for multifamily residential buildings that are greater than three stories and larger than 3,500 square feet — a requirement that could affect as many as 2 million residents in Florida.

But there is at least one thorny issue that remains unresolved, and no legislation has emerged yet to address it: how to get condo owners to pay for repairs when they are identified by inspectors.

The governance structure of condominium associations allows them to elect boards of directors and often management companies, but when it comes to funding repairs, many associations are reluctant to impose the fees on the members who elected them. Under current laws, associations may waive the assessment requirements, leaving price tags in place and repairs neglected for years.

The assessment facing condo owners at Champlain Towers South after its 40-year re-certification exceeded \$15 million. After postponing major repairs amid bickering over costs, owners were hit with massive individual special assessments. A portion of the 12-story tower collapsed, killing 98 people, as repair work was under way. A Miami Herald analysis found design defects, poor construction, water intrusion and deferred concrete and structural repairs may have combined to contribute to the building's abrupt failure.

The state estimates 2 million people reside in more than 912,000 condominium units that are 30 years or older. Of the 1.5 million condominium units in the state, another 141,773 are 20 to 30 years old, and more than 105,000 condominium units are more than 50 years old.

"There is no requirement that they be inspected," said Sen. Jennifer Bradley, R-Fleming Island, the bill's sponsor. "There are no requirements that the unit owners are aware of the condition of their building, so while we all wish we could turn back time, what we can do is take meaningful action today to hopefully prevent this tragedy in other communities."

The proposal builds on the 40-year inspection required on aging buildings in Miami-Dade and Broward counties by imposing it statewide.

Inspections would be required once a building is 30 years old and every 10 years thereafter, unless the building is within 3 miles of the coastline. Buildings that are within 3 miles of coastline and assumed to be more vulnerable to the corrosive effects of sea salt are required to be inspected after 20 years and every seven years thereafter.

Inspections must be done by a licensed architect or engineer and include a two-phase process. The first is a visual inspection and, if it warrants, a "structural distress inspection" must be done by licensed engineers or architects. A copy of all inspection reports should be made to the building owner or board of a condominium or cooperative, as well as the building official in the city or county in which the building is located.

"We're going to let the Florida Building Commission come up with their own standards that can be adopted at their discretion by local governments, but there needs to be a minimum standard t

Buildings built prior to 1992 must have their first inspection completed by Dec. 31, 2024, under the measure.

The Department of Business and Professional Regulation estimates that the cost of these types of inspections will vary based on the size of the building. The recertification and building safety inspections currently being conducted in Miami-Dade and Broward counties cost \$20,000 to \$40,000 for a 15- to 20-story condominium and \$2,000 to \$4,000 for a small commercial building.

The bill also requires that condominium boards must distribute the report to all unit owners, and the report must be provided for any potential buyer in a resale. Local governments will be allowed to impose timelines and penalties that apply to compliance with the inspections.

The proposal tracks the recommendations of the engineering working group by the Florida Engineering Society, the American Council of Engineering Companies in Florida, architects and other associations, which suggested the 30-year and 20-year framework.

"We understand there's a whole bunch more to this puzzle, but we don't want to get into reserves and all that kind of stuff. That's for other people to figure out," said Allen Douglas, executive director of the Florida Engineering Society. "We just wanted to come up with something that we thought was the bare minimum of what should be done."

But once inspections are complete and repairs are identified, there is nothing in state law now that requires condo associations to assess their members to pay for it.

By Mary Ellen Klas

Published Jan. 25

Updated Jan. 26

[Related Article Click Here](#)

3120 - Oasis

Meet their President and Property Manager

JOSHUA TEVEROW

PRESIDENT OF THE OASIS CONDOMINIUM

2022 will be the 17th year that Joshua Teverow has served as President of the Oasis Condominium. During his tenure he has helped develop a strong management and maintenance team, with a focus on “customer service” for the owners and residents of the Oasis. He has encouraged participation by all owners in the decision-making process through establishing multiple Committees and encouraging meaningful Board Meeting discussions. He has initiated and overseen many major projects, including:

- A Building Protection Project, which combined Concrete Restoration, Waterproofing/Painting, and Impact Window and Door installation;
- A Beach Dune Deck installation and extension;
- The installation of a 16 Boat Slip Marina;
- The refurbishment of the Pool, Pool Deck, and Pool Bathrooms; and
- The most recent project of a complete revamping of the Front Entry, with pavers and a high-end gating system.

Just as important as the physical accomplishments of Josh and his team, is the convivial community spirit established by Josh which is enriched by multiple social events held in non-covid times, including an employee/owner holiday luncheon, an early season “Welcome Back” cocktail party, and a spring “End-of-Season” barbecue.



JULIAN BUTLER

GENERAL MANAGER OF THE OASIS CONDOMINIUM

Julian Butler is originally from England and has been the General Manger of the Oasis Condominium for 13 years. Since joining the Oasis in 2009 he has administered and coordinated various major and minor projects for the Association. In 2010 he coordinated a major concrete restoration and painting project and since then has done the same for hallway and lobby renovations, boat dock installation, pool, pool deck and pool bathroom renovations, as well as a major revamping of the front entrance and landscaping. He works closely with a Board of Directors that have seen only two position changes in 15 years, and he oversees a motivated and dedicated staff. Prior to working in Property Management, he was a professional Magician and Cruise Director and has received numerous awards for bravery from the Prime minister of England John Major and other organizations for his part in the rescue of the passengers of the stricken cruise ship The Oceanos, which sank off the coast of South Africa. Julian is married to his Wife of 25 years JJ Butler and they have two beautiful daughters Danika and Tamsyn.



OASIS BEAUTIFIES FRONT ENTRYWAY

The start of summer 2021 saw the beginning of a beautification project at Oasis (3120). The summer project was a redesign of the front entrance, exterior parking area, landscaping, lighting and security gates. The project was initiated in 2019 by a Building Committee chaired by the Oasis Vice President Al Parven to improve ingress and egress, provide better security, and beautify the entire area.

Continued...

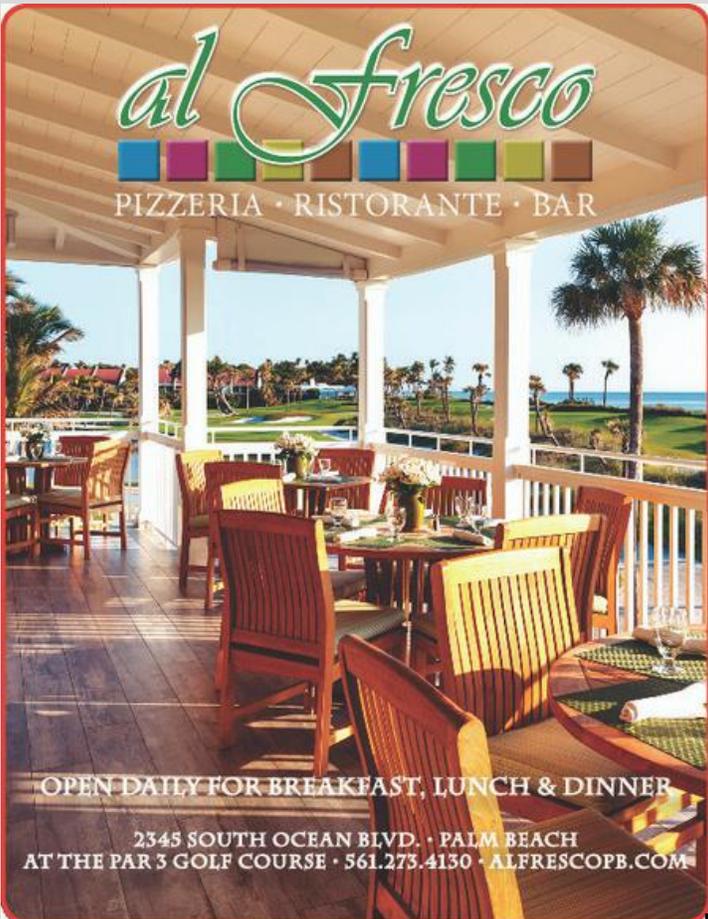
Building upon the ideas of the committee, President Joshua Teverow developed a basic design concept to revamp the entry to South Ocean Boulevard by separating the entrance and exit to the north and south ends of the property. The vision was to give the building an estate-like ambiance, improve the views of the condominium apartments facing the busy single entrance/exit area, and improve safety for vehicles entering and exiting South Ocean Boulevard.

Well-known Palm Beach Landscape Architects Nievera Williams were retained to design and draw detailed plans. A majority of the owners approved it as a summer 2020 project.

However, the project had to be postponed until 2021 due to the priority of undertaking a complete Pool Renovation during the 2020 construction season due to leaks and structural issues. The General Contractor for the Pool Project, Spado Construction, did such an excellent job that they were retained as the contractor for the Front Entryway Project.

Funded by a special assessment, the construction phase of the project commenced in July of 2021 once all the required approvals from the Department of Transportation and other entities had been obtained. The old, deteriorated asphalt was removed; conduits for electric, cameras and communications were buried; curbing was poured; and alternating gray/white pavers were laid in an attractive pattern. The project was 90% complete by the time seasonal owners returned. Landscaping material, sod, and flowers were then installed, and the irrigation was adjusted accordingly. FPL was contacted to install a new 200-amp service to power all exterior lighting, irrigation, gates and cameras. New contemporary gates were installed and are in the final stages of being powered and operational.

Numerous compliments on the finished project have been received from Oasis owners, other building owners, managers on the strip, and Realtors. Additional lighting, signage, and other enhancements will complete an already outstanding community enhancement.



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