

Sixth Moorings Condominium Association, Inc.
18555 NE 14th Avenue
North Miami Beach, Florida 33179
Meeting held at the MICC Card room.

February 4th, 2025, BOD Meeting Minutes

AGENDA

1. Certifying Quorum Call to order
2. Proof of notice posted in lobby
3. Reading of previous minutes
4. Financials Monthly Statement
5. Old Business Property Managers Report
6. New Business
7. Adjournment

1. Certifying Quorum Call to order

Board Members in attendance John Koble (JK) Ina Rentzer (IR) Camilla Guido (C G) Rafael Rosania (RR) Arlene Appel (AA) Bill Maldonato (BM) Property manager
Meeting Called to order by JK at 7:32. PM Seconded by IK

2. Proof of meeting posted in lobby.

3. Motion to waive reading of previous minutes made by IK Seconded by JK All in favor None Opposed. Motion Carries.

4. Monthly Financials as of December 31st 2024

Current Assets

Checking/Savings

Banco Popular Operating Acct	10,620.82
Banco Popular Ins Acct	2,804.71
Banco Popular Reserve Acct	9,351.02
TD Bank Checking Acct	2,235.99
TD Bank Savings Acct	15,700.49
TD 6 Month CD	20,000.00
Total Checking/Savings	60,713.03

Motion to accept current financials made by IK Seconded By C G All in Favor None Opposed Motion Carries

5. Old Business: Property Managers report/items discussed

Action Items from and from 1/7/25.

1. Unit 703 re barking dog – Send violation letter. Done
2. Unit 609 – send violation letter for unapproved window and new door replacement. This violation has been remedied.
3. Units 502b, 512, 618 & 701 – in arrears. JK to speak with unit owners to bring their accounts up to date. Done.
4. Have Xfinity Communications prepare a service agreement for proposed option no. 1. For bulk cable TV service. Follow up with Xfinity. BM
5. Also have Xfinity define the difference between option 1 -video + internet vs option 2 TV + internet. BM. Done

We discussed the open old business. All violation letters were sent to named unit owners
We are still awaiting a response from Xfinity re the bulk contract.

IR provided BM with a copy of the certificate of completion for mandatory 4 hour of education to
serve on the Board of Directors.

Unit 615 - A copy of the towing records dated 1/16/25 provided to BM by JK.

6. New Business – Action items are as follows:

1. Identify missing screen doors throughout the community – IR.
2. Once identified - BM to send letters to unit owners to make the necessary repairs and/or
installation. Screen wrought iron metal doors are optional. Compliance within 30 days.
Failure to comply will carry fines of \$100.00 per day up to \$1000.00.
3. Submit SS# to Jackie Carter. CG, IR, AA, RR &JK
4. Ask Janitorial person to clean all window ledges along the catwalk areas - JK

7. Motion to adjourn meeting made at 8:36pm by IR Seconded by AA All in favor None
opposed Motion Carries

Respectfully Submitted

Ina Rentzer
Secretary/Vice President
William Maldonado AMS Property
Manager