

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

June 3rd, 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. Quorum Certified - Board Members in Attendance John Koble (JK), Camilla Guido (CG), Arlene Appel (AA), Ina Kushner-Rentzer (IR). Excused absence - Rafael Rosania (RR) Also present Bill Maldonato (WM). Meeting Called to Order by John Koble (JK) at 7:30.
2. Proof of meeting notice was posted in compliance with FS 718
3. Reading of previous minutes – Motion by JK to waive the reading and approve the previous meeting minutes. Second by IR. None opposed. Motion carries.

4. Monthly Financials as of April 30, 2025

Banco Popular Operating Acct	\$25,364.26
Banco Popular Ins Acct	8,519.36
Banco Popular Reserve	16,890.43
TD Bank Checking Acct	2,235.99
TD Bank Savings Acct	21,302.74
TD Bank 6 Month CD	20,000.00

Total Assets **94,512.78**

Motion by IR to accept Financials as written, Seconded by CG. None Opposed Motion Carries.

5 Old Business Property Managers Report – Action items from and since 5/3/25

1. Unit 609 - Association attorney to reply to the letter from unit owner 609 attorney. Bill M/Valancy. This item belongs to RR. JK will reach out to RR for an update. Remains an open item.
2. Unit 711 - Reported roof leak - Angel to look into this. JK. Done
3. Unit 612 - will speak to unit owner to bring account up to date. JK. Done
4. Unit 701 - will speak to the unit owner to bring the account up to date. JK. Done
5. Purchaser an install signs to curb your dog, no Trespassing/private property – CG. Continues to ne work in progress.
6. Solicit Parking lot proposals - JK Has one proposal. Will be soliciting additional proposals. john will solicit proposal form Gold coast seal coat.

6. New Business

Action items from the 6/3/25 BOD meeting are as follows:

1. Begin to Accumulate all documents in compliance with the requirements to satisfy the website portal listing of Condo official records per FS 718.111(12)(g). Inclusive of the following:

- 1.The **recorded declaration** of condominium of each condominium operated by the association and **each amendment** to each declaration.
2. The **recorded bylaws** of the association and **each amendment** to the bylaws.
- 3.The **articles of incorporation** of the association, or other documents creating the association, and each amendment thereto.
- 4.The **rules of the association**.
- 5.A **list of all executory contracts or documents** to which the association is a party or under which the association or the unit owners have an obligation or responsibility and, after bidding for the related materials, equipment, or services has closed, a list of bids received by the association within the past year. **Summaries of bids** for materials, equipment, or services which exceed \$500 must be maintained on the website for 1 year. In lieu of summaries, complete copies of the bids may be posted.
- 6.The **annual budget** required by s. 718.112(2)(f) and **any proposed budget to be considered at the annual meeting**.
- 7.The **financial report** required by subsection (13)2 and any **monthly income or expense statement** to be considered at a meeting.
- 8.The **certification of each director** required by s. 718.112(2)(d)4.b.
- 9.All **contracts or transactions between** the association and any director, officer, corporation, firm, or association that is not an affiliated condominium association or any other entity in which an association director is also a director or officer and financially interested.
- 10.Any **contract or document regarding a conflict of interest or possible conflict of interest** as provided in ss. 468.436(2)(b)6. and 718.3027(3).
- 11.The **notice of any unit owner meeting and the agenda** for the meeting, as required by s. 718.112(2)(d)3., no later than 14 days before the meeting. The notice must be posted in plain view on the front page of the website, or on a separate subpage of the website labeled "Notices" which is conspicuously visible and linked from the front page. The association must also post on its website any document to be considered and voted on by the owners during the meeting or any document listed on the agenda at least 7 days before the meeting at which the document or the information within the document will be considered.
- 12.**Notice of any board meeting, the agenda, and any other document required for the meeting** as required by s. 718.112(2)(c), which must be posted no later than the date required for notice pursuant to s. 718.112(2)(c).
- 13.The **inspection reports** described in ss. 553.899 and 718.301(4)(p)3 and any other inspection report relating to a structural or life safety inspection of condominium property.
- 14.The association's most recent **structural integrity reserve study**, if applicable.
- 15.Copies of all **building permits** issued for ongoing or planned construction

2. Unit owner 612 - agreed to a payment plan which includes double payment of maintenance fee starting on 6/13/25 until completely caught up. Motion by AA, Second by JK, none opposed motion carries.

3. Unit 512 - JK will call unit owner to bring account up to date.

4. Prepare a letter to all residents informing them that they and their guest, that all dogs must be on a leash when walking in the association common areas. Owners must also pick up and clean up after their dogs.

5. Parking lot repairs - JK has solicited one proposal and will also solicit a proposal from Gold Coast seal coat.

6. Unit 609 - Association attorney to reply to the letter from unit owner 609 attorney. Bill M/Valancy. Done. RR has this action item and will report on this at the next meeting.

7. Meeting Adjourned at 8:17 pm by AA, second by JK.

Respectfully prepared/submitted by:
Ina Kushner-Rentzer & W. Maldonado