

Sixth Moorings Condominium Association, Inc.
18555 NE 14th Avenue
North Miami Beach, Florida 33179
Meeting will be held at the MICC Card room.
February 3rd, 2026, BOD Meeting Minutes

Agenda

1. Certifying Quorum Call to Order
2. Proof of notice of meeting
3. Reading of previous minutes
4. Financials Monthly Statement
5. Old Business Property Managers report
6. New Business
7. Adjournment

1. Quorum Certified Meeting Called to order By JK at 7:33 PM.

Board Members Present John Koble (JK), Camilla Guido (CG) & Arlene Appel (AA), Ina Rentzer (IR) and Rafael Rosania (RR). Also, present Unit owner 620.

Also present: Bill Maldonato (BM) - AMS Property Manager

2. Proof of Notice Posting Certified

3. Reading of 1/6/26 BOD meeting minutes. Motion to waive the reading of the minutes and approved them by IR, seconded by AA. All in favor None Opposed.

4. Financials were reviewed Current Assets as of December 31st, 2025, and A/R aging summary of 1/23/26.

Banco Popular Operating Account	\$25,983.56
Banco Popular Insurance Account	16,417.85
Banco Popular Reserve Account	26,023.30
TD Bank Checking Account	2,416.25
TD Bank Savings Account	10,294.29

TOTAL Checking/Savings \$81,135.25

Motion Made to accept financials by CG ,Seconded by IR. All in favor. None. Opposed. Motion Carries

5.Old Business - **2/3/26 property Managers report**

Action items pending from the 11/4/25 BOD meeting are as follows:

1. Reach out to Jackie to obtain clarification on the reserves categories 1011, 2450 & 2505, as shown in the financial report. CG. **Done.**
2. Place all association documents that must be placed on a website portal on a thumb drive and sent to the BOD. This was completed. Reference attached document for website requirements. **Done.**
3. Unit 607 - send violation letter - violation 1 - we have received information you have an unapproved occupant residing in your unit. Violation 2 - It has also been reported you are conducting babysitting services inside your unit. Violation 3 - Excessive noise per The Miami-Dade County noise ordinance generally prohibits "unreasonably loud, excessive, unnecessary, or unusual noise". It specifically restricts loud noise-producing tools and construction equipment between 8:00 p.m. and 7:00 a.m. in residential areas, and limits audible music from vehicles, buildings, and vessels between 11:00 p.m. and 7:00 a.m. Violations can result in a fine up to \$500 and/or up to 60 days in jail. Each violation must be remedy within 10 days from the date of this notice. Failure to comply can result in fines and penalties of up to \$1000.00 for each violation. Resolved. However, there is a possibility of unauthorized occupants residing in the unit. **JK will verify.**
4. Unit 615A - Send violation letters. Violation 1 - Various complaints have been received from neighbors of suspected drug dealing out of your unit. Violation 2 - you have 2 additional unapproved occupants residing in your unit. You must remedy each of these violations within 10 days from the

date of the violation notice. Failure to comply can result in fines and penalties of up to \$1000.00 per violation. This matter can also be referred to our attorney for legal action. You will be responsible for all attorney and legal fees. **Per JK occupants will be moving out this week. No further action is required currently. Per JK, they have not moved but I will continue to monitor.**

5. Unit 617 - still in arrears. Continue to reach out to the unit owner. AA. **Jackie to send out notice informing unit owner if account is not brought up to date within 30 days, it will be sent to the attorney for collections.**
6. **Action Items from 1/6/26 BOD meeting is as follows:**
 1. Reach out to Isabella regarding final status of the website portal. Request written instructions to unit owners on how to register and access the new website portal – CG. Continues to be work in progress.
 2. Reach out to Jackie to verify if account 612 was sent to the attorney for collections. CG Completed.
 3. Unit 617 – Ask Jackie if arrears totaling \$520.11 has been paid. CG. No, it has not been paid. AA will reach out to the owner to let him know if not paid the account will be forwarded to the attorney for collections. If sent to attorney, unit owner will be responsible for late fees, interest and attorney fees.
 4. Two cabinets are required for the office. Find out price – CG. Went to Walmart, cost \$214.16. Cabinets were not of good quality. CG will look to see if better cabinets can be bought from a used office furniture store.
 5. Verify the 4-hour and 1-hour classes are mandated for the Board members. BM. Yes the 4 hour and annual 1 hour CE classes are required. Done
6. New Business – Action items from the 2/3/26 BOD meeting are as follows:
 1. Reach out to engineer to obtain a revised SIRS estimate regarding the replacement of the roof - JK
 2. Unit 612 - Check with Jackie to see if attorney received check to cover overdue fees- CG
 3. Roofing Repairs - Kool roofing \$ 49K deposit reimbursement to be sent to attorney - JK
 4. Unit 701 - Reach to owner regarding arrears - JK
 5. Review contract from Isabella and send copy of revised contract to Bill - CG
 6. Send BM log in information to access the website. Bill to verify if the website is in compliance with state requirements. CG/BM
 7. Unit 617 - Arrears totaling \$520.11 has not been paid. Reach out to unit owner and let them know if arrears are not paid, it will be sent to attorney for collections - If arrears are not paid, ask Jackie to send out a 30-day notification informing unit owner account will be sent to attorney for collections. AA & JC
 8. Unit 607 - Possible unauthorized occupants residing in unit - JK to verify
 9. Unit 617 - Inform unit owner dog must be on leash when walking in the property common areas - AA
7. Adjournment - – Motion to adjourned meeting at 8:55 pm by AA, Seconded by DG. None opposed. Motion carries.

Respectfully submitted by
Bill Maldonado.