

**6TH MOORINGS CONDOMINIUM ASSOCIATION**  
**c/o AMS-FLA/USA SERVICES**  
**9000 SHERIDAN STREET, SUITE 166**  
**PEMBROKE PINES, FL 33024**

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**Meeting held at 6th Moorings Condominium Association**  
**18555 N.E. 14th Avenue - MICC**  
**N. Miami Beach, FL 33179**  
**Meeting date 12/3/2024**  
**2025 Budget Meeting Minutes**

**Agenda:**

- 1. Call To Order**
- 2. Announcement of Quorum**
- 3. Proof of Notice of Meeting**
- 4. Reading of Previous Member Minute**
- 5. Voting on the 2025 Reserve Budget**
- 6. Adjournment**

1.Meeting called to order By JK at 7:55PM

2.Announcement of Quorum was certified. Participants: BOD Members –Camilla Guido (CG), Rafael Rosania) (RR), John Koble (JK) & Ina Kushner-Rentzer (IR). Irene Yllanes (IY). Also Present - W. Maldonado & J. Carter of AMS management.

In addition to the 5 Board members present, there were 36 members present and via proxies/ballots as follows: Unit owners 500, 501, 502a, 503, 504, 505, 506, 508, 509, 511, 512, 515a, 518, 519, 520, 602a, 602b, 603, 605, 606, 607, 609, 611, 612, 614, 616, 617, 619, 620, 700, 705, 706, 707, 708, 710, 711, 712, 715, 715a, 717 & 719

3. Proof of Notice of meeting mailer verified

4. IK moved to waive the reading and approve all previous meeting minutes. Second by CG. None opposed. Motion carries.

5.Voting on the 2025 budget

**Bill explained in English and Spanish the meaning of the 3 separate meetings, inclusive of the 2025 proposed budget, the 2025 annual and organization meetings as follows:**

The Budget meeting is to approve the proposed budget as prepared and presented to all the unit owners. Also to provide all the members with the opportunity to ask questions and obtain clarification regarding budget items.

Bill M & Jackie Carter from AMS management and Arlene Appel unit owner 616 participated in tabulating the ballots.

There were a total of 41 Unit owners present and via proxy are as follows: 500, 501, 502a, 503, 504, 505, 506, 508, 509, 511, 512, 515a, 518, 519, 520, 602a, 602b, 603, 605, 606, 607, 609, 611, 612,614, 616, 617, 619, 620, 700, 705, 706, 707, 708, 710, 711, 712, 715, 715a, 717 & 719

A total of 40 yes votes to 1 no vote was tabulated to waive the fully funded reserves for 2025. Therefore the 2025 proposed budget without fully funded reserves was approved by a majority of the association members.

**A lively question and answer session took place. Items discussed but not limited to include the following:**

Terminating the Comcast cable service and allowing unit owners to contract for themselves the preferred TV programs via streaming services, Comcast cable services or otherwise.

The question regarding fiber optical cable TV also was discussed. It was mentioned that Fiber optic TV services was not available in the area. However, the BOD informed all present that we were waiting for a

proposal from Comcast. Our current Comcast contract expired recently and was renewed this year for another 5 years. The new Comcast proposal will offer the more modern services available.

Other questions were asked in regard to the fully funded reserves beginning in 2025.

In the notification for the 2025 proposed budget AMS compared the maintenance fees with and without fully funded reserves for all the different size units. For example, in 2025 the smaller units would be paying \$378.46 without reserves vs \$722.81 with fully funded reserves.

The increase in fees were primarily caused by an increases in insurance

(\$97,750, 00 in 2024 compared to \$143,000.00 in 2025), Building supplies/repairs increased \$6,000.00 over 2024 & Water increase \$8,000.00 over 2024.

John informed all present that a contract was recently signed to replace the roofing system. The estimated cost for the new roofing system

Is \$ . A special assessment will be required to pay for the new roofing system. We will have to apply for a bank loan to be able to cover the cost of the new roofing system. This is currently work in progress. As soon as we have all of the financial details, we will send out a special assessment meeting notification to all unit owners in 2025.

Therefore, the fully founded reserves mandated for 2025 would not be as high due to the installation of the new roof which will be completed in 2025.

**Motion to approve the 2025 budget without fully funded reserves made by JK Seconded by RR. None opposed. Motion carries.**

**6.Motion to adjourn meeting made by IK Seconded by JK. Meeting Adjourned at 8:10pm None Opposed. The motion carries.**

Minutes by Ina Kushner-Secretary & W. Maldonado – AMS-FLA – Property Manager

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**PEMBROKE PINES, FL 33024**

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**Meeting held at 6<sup>th</sup> Moorings Condominium Association**  
**18555 N.E. 14<sup>th</sup> Avenue - MICC**  
**N. Miami Beach, FL 33179**  
**Meeting date 12/3/2024**  
**2025 Annual Meeting Minutes**

**Agenda:**

1. Selection of Election Committee
2. Certifying Quorum - Call to Order
3. Proof of notice of mailer
4. Reading and disposal of unapproved minutes
5. Election of Board of Directors
6. Introduction of new members
7. New Business
8. Old Business
9. Adjournment

1. Meeting called to order at 8:11 PM

Participants: Participants: BOD Members –Camilla Guido (CG), Rafael Rosania (RR), John Koble (JK), Ina Kushner-Rentzer (IR) & Irene Yllanes (IY). Also Present - W. Maldonado & J. Carter of AMS management.

In addition to the 5 Board members present, there were 36 members present and via proxies/ballots as follows: Unit owners 500, 501, 502a, 503, 504, 505, 506, 508, 509, 511, 512, 515a, 518, 519, 520, 602a, 602b, 603, 605, 606, 607, 609, 611, 612, 614, 616, 617, 619, 620, 700, 705, 706, 707, 708, 710, 711, 712, 715, 715a, 717 & 719

2. A Quorum of the membership was certified.
3. Proof of notice mailer verified.
4. Motion by IK to waive and approve the reading of the minutes from previous meetings, CG seconded, none opposed. Motion carries.
5. Bill Maldonado explained that an election was not necessary since the number of candidates who submitted their names were equal to the total number of positions available. Although 6 candidates submitted their names, one member, Irene Yllanes (IY), submitted the candidate form after the deadline and could not be considered as a candidate. Therefore, only Five (5) candidates remained and submitted their names for the 2025 Board of Directors to fill five (5) positions on the Board of Directors. Therefore, an election was not necessary.
6. The board members were introduced. JK & BM explained the purpose and main objective for the 2025 annual meeting. Introduction of the candidates submitting their names for the new Board of Directors. The 2025 Board members were introduced as follows:  
John Koble (JK), Camilla Guido (CG), Rafael Rosania (RR), Ina Rentzer-Kushner (IR) & Arlene Appel (AA).

7. New Business

- A Unit Owner wanted to talk about security in the parking lot due to unauthorized vehicles parking on property and vehicles being broken into and/or stolen. Nothing was resolved.

8. Old Business – No old business was discussed.

9. Motion to adjourn meeting by IR, seconded by RR, none opposed. Motion carries. The meeting was adjourned at 8:25 p.m.

Next BOD meeting scheduled for Tuesday, January 7th, 2025.

Minutes by Ina Kushner-Secretary & W. Maldonado – AMS-FLA – Property Manager

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**Meeting held at 6<sup>th</sup> Moorings Condominium Association  
18555 NE 14<sup>th</sup> Ave – MICC**

**North Miami Beach, FLORIDA 33179  
Meeting date 12/3/2024**

**2025 Annual Election of Directors and Officers Organization meeting minutes**

Agenda:

1. Call to Order
  2. Introduction of New Board Members
  3. Vote for Officers
  4. Adjournment
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1. Meeting was called to order at 8:35 pm.
  2. Introduction of the officers and Directors took place
  3. Vote for Officers
    - **John Koble - President**
    - **Ina Kushner-Rentzer - Vice President & Secretary**
    - **Camilla Guido - Treasurer**
    - **Rafael Rosania and Arlene Appel - Directors**
  4. Motion to adjourn meeting by JK. Second by IR. Meeting adjourned at 8:45pm

**Next BOD meeting scheduled for Tuesday, January 7th, 2025.**

Minutes by Ina Kushner-Secretary & W. Maldonado – AMS-FLA – Property Manager