

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

January 7th, 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 (cg) rafael rosania(rr)arlene appel (aa) bill maldonado ams property manager

2. meeting called to order 7:31pm by jk seconded ir
notice posted in lobby

3.motion to waive reading of previous minutes by jk seconded by ir all in favor none opposed motion carries

4.financials as of November 30th 2024

Current Assets as of 11/30/24 - checking/savings

operating acct banco popular	16,247.27
insurance acct banco popular	15,804.71
reserve acct banco popular	4,851.02
checking acct td bank	2,235.99
savings account t d bank	15,298.73
6 month cd t d bank	20,000.00

total 74,437.72

Motion made to accept financials by ik seconded by aa none opposed motion carries

5. Old business managers report see attachment

1/7/25 property Managers report

Action items form 11/5/24

1. Prepare and send a non-renew notification to Comcast/Xfinity - **Done**
2. Complete the smoke detector annual inspection program – JK. Continues to be work in progress.

6. New business

motion was made to accept option one from comcast at a cost of \$44.95 per unit rr seconded by cg none opposed, motion carries

bill will send contract to lawyer before we approve and sign it.

we discussed the roof john is going to try and get our deposit back as we are not required to replace right now. Roof repair was necessary due to roof leak on third floor unit. Angel Cruz charged us 4,000.00 for north side and 2,500.00 for south side of building
total 6,500.00

Action Items:

1. unit 703 re dog barking - Send violation letter
2. unit 609 - send violation letter for unapproved window and new door replacements
3. Units 502b 512 618 701 in arrears - jk to speak to unit owners to bring account up to date
4. Have Xfinity Communications prepare agreement for proposed option 1 for bulk services. Bill M.
5. Also have Xfinity define the difference between Option 1 - Video + internet vs option 2 TV + internet- Bill M

7.Adjournment - meeting adjourned at 8:35 pm by jk seconded by rr

respectfully submitted

ina kushner-rentzer secretary/vice president
w. maldonado ams property manager