

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

Meeting held at 6th Moorings Condominium Association
18555 N.E. 14th Avenue - MICC
N. Miami Beach, FL 33179
Meeting date 12/6/2022
2023 Budget Meeting Minutes

- Meeting called to order By RR at 7:47 PM
- Announcement of Quorum was certified.
- Roll Call completed.

Participants: BOD Members –Camilla Guido (CG), Rafael Rosania) (RR), John Koble (JK) & Angela Pujols (AP)). Also Present - W. Maldonado & J. Carter of AMS management.

52 votes were casted consisting of 4 BOD and 48 members via proxies/ballots from unit owners and members present as follows:

Members: 502a, 503, 504, 505, 506, 508, 509, 511, 515, 516, 517, 518, 519, 520, 600, 502, 602, 603, 604, 605, 606, 608, 609, 610, 611, 615, 616, 619, 620, 701, 702a, 702b, 703, 704, 705, 706, 708, 710, 711, 712, 713, 715A, 716, 717, 719, 720.

- Proof of notice mailer verified.
- Motion by JK to waive the reading and approve the 12/7/21 budget minutes CG seconded, none opposed, motion carries.
 - John & Bill explained the purpose and main objective for the 2023 budget meeting.
 - WM outlined a summary of the new legislation regarding the condominium safety bill and the requirements for reserve studies and requirement of having fully funded reserves by 1/1/2025. Associations should act now and not wait till 2025 to achieve 100% reserves. Also included in the legislation are the following
 1. Boards will be prohibited from waiving reserve requirements for structural repairs or from using money in those reserves for other purposes.
 2. Every ten years condo board must produce studies of the reserve's funds required for future repairs of structural integrity components.
 3. All structural inspections reports and reserve studies are to be part of the associations official records and must be provided to potential purchasers of units.
 4. It is a breach of an officer or director's fiduciary duty if the association fails to complete a structural integrity reserve study, as necessary,
- JC went through all of the budget items and identified the biggest increase in the annual expense was due to the increase in insurance from the approved amount of \$46,000.00 for 2022 to \$75,000.00 in 2023. This is an increase of approximately 641%. Utilities (Sanitation, Gas & Electric, water & Cable) also increased a total of \$8,700.00. As a result of the increase in the operating budget the monthly fees will increased approximately 20%.
- Arlene Appel of unit 616 with assistance, counted & tabulated the votes in regards to waiving the fully funded 2022 reserves.
- Voting of 2023 proposed budget results are as follows:
52 Yes votes to waive the fully funded reserve for fiscal year 2023.
One NO vote.

A lively Q&A session took place regarding several items similar to 2022 as follows:

- Owners present wanted to know the reason for high water usage. Contributing factors included a broken water pipe and many more owners staying at home due Covid 19.
- Why did the recreational fees increase? BOD will ask John at the next BOD meeting.
- Several complaints by owners regarding the quality of the janitorial services in the building. Janitorial quality requires improvement. Perhaps they require additional hours? This matter to be addressed by the Board.
- Building supplies budget increased. Owners want to know why the cost has increased.
- Several owners compliant about surveillance cameras not working at all times?
- Landscaping company is placing their trimmings and debris in the dumpster? Board to address this with the landscaping co.
- Dumpster is full all the time. Should additional trash pickups be contracted?
- Many complaints about termites and lack of treatment of some units and storage rooms. Board to address with the exterminating company for additional treatments.
- Motion made by RR to approve the 2023 budget without the fully funded reserves and with a 19.80 % increase in monthly fees, as outlined in the proposed budget & distributed, to all members, second by CG, None opposed, motion carries..
- Motion to adjourn the meeting by CG, seconded by RR, none opposed. Motion carries

Meeting adjourned at 8:21 p.m.

Minutes by W. Maldonado – AMS-FLA – Property Manager

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Meeting held at 6th Moorings Condominium Association
18555 N.E. 14th Avenue - MICC
N. Miami Beach, FL 33179
Meeting date 12/7/2022
2023 Annual Meeting Minutes

Agenda:

1. Certifying Quorum - Call to Order
2. Proof of notice of meeting
3. Reading of Annual Minutes
4. Introduction of Board of Directors
5. New Business
6. Old Business
7. Adjournment

1. Meeting called to order at 8:22 PM

Participants: BOD Members –Camilla Guido (CG), Rafael Rosania) (RR), John Koble (JK) & Angela Pujols (AP)). Also Present - W. Maldonado & J. Carter of AMS management.

A total of 52 members consisting of 4 BOD and 48 members via proxies/ballots from unit owners and members present as follows:

Members: 502a, 503, 504, 505, 506, 508, 509, 511, 515, 516, 517, 518, 519, 520, 600, 502, 602, 603, 604, 605, 606, 608, 609, 610, 611, 615, 616, 619, 620, 701, 702a, 702b, 703, 704, 705, 706, 708, 710, 711, 712, 713, 715A, 716, 717, 719, 720.

A Quorum of the membership was certified.

2. Proof of notice mailer verified.
3. Motion by RR to waive the reading of the minutes from previous 12/7/21 Annual meeting, CG seconded, none opposed. Motion carries.
4. Board members were introduced. RR & BM explained the purpose and main objective for the 2023 annual meeting. Bill Maldonado explained an election was necessary due to the number of candidates who submitted their names, exceeded the total number of positions available. Six (6) candidates submitted their names for the 2023 Board of Directors to fill five (5) positions on the Board of Directors. Introduction of the candidates submitting their names for the new Board of Directors. The 2023 Board members were introduced as follows:
John Koble (JK), Camilla Guido (CG), Rafael Rosania (RR, Angela M. Pujals (AP), Ina Rentzer-Kushner & Isabel Betancourt.

Ballot/voting results were as follows:

Isabel Betancourt – 33 votes
Camilla Guido – 51 votes
John Koble – 58 votes
Angela Pujals – 53 vptes
Ina Kushner - Rentzer- 42 votes
Rafael Rosania – 41 votes

5. New Business – New business was discussed.: JK provided a summary of the 2022 accomplishments and future projects. Other items discussed include the following:
 - Acrylic roofs may no longer be accepted. Insurance companies are requiring the installation of new roofs vs a covering of acrylic covering over existing roof system.
 - Many plants are dead. Lack of Watering of plants. Additional plants required.
 - Increased water expense may be due to water leaks. May have to hire a water leak detection company to identify location of the water leak. May have to hire a plumber to check every toilet in the building for leaks.
 - Send out notices to have residents flatten and bread down card board boxes prior to placing in dumpster to avoid overflow.
 - Several owners concerned about unauthorized residents. All residents must be 40 years plus of age.
 - Owners requested to Reenforce the rules and regulations & Architectural Modification application approval forms.
 - Complaints about owners running businesses out of their units.
6. Old Business – No old business was discussed.
7. Motion to adjourn meeting by JK, seconded by RR, none opposed. Motion carries. Meeting adjourned at 9:00 p.m.

Next BOD meeting scheduled for Tuesday, January 3rd, 2023.

Minutes by: Maldonado – AMS/FLA – property manager

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**Meeting held at 6th Moorings Condominium Association
18555 NE 14th Ave – MICC**

**North Miami Beach, FLORIDA 33179
Meeting date 12/6/2023**

2023 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

1. Meeting was called to order at 9:00 pm.

Introduction & voting of the officers and Directors took place as follows:

John Koble – President
Rafael Rosania - VP
Angela M. Pujals - Secretary
Camilla Guido - Treasurer
Ina Rentzer-Kushner - Director

- Motion to adjourned meeting by JK, seconded by AP, none opposed. Motion carries.
- Meeting adjourned at 9:03 pm.

Next BOD meeting scheduled for Tuesday, January 3rd, 2023.

Minutes by: Maldonado – AMS/FLA - Property Manager