

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

April 1st, 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), Rafael Rosania (RR), Ina Kushner-Rentzer (IR) via teleconference and Bill Maldonato (WM). Meeting Called to Order by John Koble (JK) at 7:31
2. Proof of meeting notice was posted in compliance with FS 718
3. Reading of previous minutes – Motion by RR to waive the reading and approve the previous meeting minutes. Second by JK. None opposed. Motion carries.

4. Monthly Financials as of January 31, 2025

Banco Popular Operating Acct	\$14,391.77
Banco Popular Ins Acct	2,811.87
Banco Popular Reserve	12,367.52
TD Bank Checking Acct	2,235.99
TD Bank Savings Acct	18,500.49
TD Bank 6 Month CD	20,000.00

Total Assets 70,307.64

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 3/3/25

1. Submit SS# to Jackie Carter. CG, IR, AA, RR & JK. Why is this needed? It was a federal requirement per injunction. However, this is no longer required. B01 – all corporations and businesses must provide
2. Ask Janitorial person to clean all window ledges along the catwalk areas – JK. Done. Janitorial duties reviewed with Janitorial person. Will check back with Janitorial person in 3 months.
3. 3/13/25 - Unit 609 requested extension to replace doors. Approved. Status/update? Not done yet. Continues to be work in progress.
4. 3/20/25 - Apt 705 – contractor and unit owner are waiting for approval of ARC application. I called JK. Informed me he was having RR take care of this? Status/update? ARC approvals are pending
5. 3/21/25 - Apt 603 waiting for ARC application approval. JK will ask RR to take care of this. Status/update. ARC approval is pending.

6. 3/24 - Unit 502B – Jackie sent JK an email informing him the payment they sent only covered to December. Please reach out to the unit owner to bring account up to date. Status/update? Done.

7. 3/25 – Comcast replied to verify members will receive 3 regular boxes as part of the agreement for the renewal. Status/update. Send Ian of Comcast an email. Cable boxes are to be shipped via free shipping.

6. New Business

Action items from the 4/1/25 BOD meeting are as follows:

1. Units 512, 612, 701 & 709 are in arrears. JK will reach out to owners to have them bring their accounts up to date.
2. Ask the Janitorial person to clean all window ledges along the catwalk areas. Janitorial duties were reviewed. Will be back to janitorial within 2 months. JK
3. Unit 609 requested an extension to replace the doors. Approved. Not done yet.
4. Apt 705 – contractor and unit owner waiting for approval of ARC application. ARC pending - RR
5. Apt 603 waiting for ARC application approval. ARC pending - RR.
6. Send comcast asking if cable boxes can be shipped with free shipping. BM
7. Laundry room shelves to be installed on 1st floor. - JK
8. Cameras - Negotiate with Wilmer resident owner who does cameras- JK
9. Apt 703 - Pigeon's nesting and creating a nuisance in her balcony shutters. Call city to see what can be done to help remedy the problem - CG
10. Unit 606 - Has 3 vehicles parked on property. Can only have 2 vehicles registered with the association. Send a violation letter to unit owner. Must get rid of one of the vehicles. Failure to comply will result in fines and penalty up to \$1000.00. Jackie Carter
11. Cool Roof deposit status - Call the roofing company in regard to a refund of the deposit or credit. JK.
12. Send Website requirements for building with 25 units or more to JK. BM. Done.
13. Call Police dept for no trespassing signs - CG
14. Solicit proposal from T-Mobile for internet & cell phone services and present to the BOD. JK

7. Meeting Adjourned at 8:42 Pm by JK, second by AA.

Respectfully submitted
W. Maldonado