

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

July 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

Board members in attendance John Koble (JK), Ina Rentzer (IR), Rafael Rosania (RR) Camilla Guido (CG) Arlene Appel (AA)  
Also in attendance Bill Maldonado – AMS Property manager

1. Quorum Certified Meeting Called to order by JK at 7:32pm
2. Proof of meeting posted in lobby in compliance with FS 718
3. Motion to waive reading of previous minutes made by IR Seconded by JK None Opposed All In favor. Motion carries

4. Financial monthly statement as of May/2025 and Aging Summary of 6/19/25  
Current Assets

Banco Popular	Operating Acct	17,020.08
Banco Popular	Ins Acct	11,836.06
Banco Popular	Reserve Acct	18,420.59
TD Bank	Checking Acct	2,215.99
TD Bank	Savings Acct	45,232.4

Total Checking and Savings \$94,725.14

Several unit owners are not up to date with their monthly maintenance fees. JK will follow up with unit owners 512 & 612

5. Old Business Property managers' report

**Action items from and since 6/3/25**

1. Begin to Accumulate all documents in compliance with the requirements to satisfy the website portal listing of Condo official records per FS 718.111(12)(g). Inclusive of the following:
  - 1.The **recorded declaration** of condominium of each condominium operated by the association and **each amendment** to each declaration.
  2. The **recorded bylaws** of the association and **each amendment** to the bylaws.
  - 3.The **articles of incorporation** of the association, or other documents creating the association, and each amendment thereto.
  - 4.The **rules of the association**.
  - 5.A **list of all executory contracts or documents** to which the association is a party or under which the association or the unit owners have an obligation or responsibility and, after bidding for the related materials, equipment, or services has closed, a list of bids received by the association within the past year. **Summaries of bids** for materials, equipment, or services which exceed \$500 must be maintained on the website for 1 year. In lieu of summaries, complete copies of the bids may be posted.
  - 6.The **annual budget** required by s. 718.112(2)(f) and **any proposed budget to be considered at the annual meeting**.

7. The **financial report** required by subsection (13)2 and any **monthly income or expense statement** to be considered at a meeting.
8. The **certification of each director** required by s. 718.112(2)(d)4.b.
9. All **contracts or transactions between** the association and any director, officer, corporation, firm, or association that is not an affiliated condominium association or any other entity in which an association director is also a director or officer and financially interested.
10. Any **contract or document regarding a conflict of interest or possible conflict of interest** as provided in ss. 468.436(2)(b)6. and 718.3027(3).
11. The **notice of any unit owner meeting and the agenda** for the meeting, as required by s. 718.112(2)(d)3., no later than 14 days before the meeting. The notice must be posted in plain view on the front page of the website, or on a separate subpage of the website labeled "Notices" which is conspicuously visible and linked from the front page. The association must also post on its website any document to be considered and voted on by the owners during the meeting or any document listed on the agenda at least 7 days before the meeting at which the document or the information within the document will be considered.
12. **Notice of any board meeting, the agenda, and any other document required for the meeting** as required by s. 718.112(2)(c), which must be posted no later than the date required for notice pursuant to s. 718.112(2)(c).
13. The **inspection reports** described in ss. 553.899 and 718.301(4)(p)3 and any other inspection report relating to a structural or life safety inspection of condominium property.
14. The association's most recent **structural integrity reserve study**, if applicable.
15. Copies of all **building permits** issued for ongoing or planned construction

2. Unit owner 612 - agreed to a payment plan which includes double payment of maintenance starting on 6/13/25 until completely caught up. Motion by AA, Second by JK, none opposed motion carries. JK will reach out to unit owner.
3. Unit 512 - JK will call unit owner to bring account up to date. JK will follow up with unit owner.
4. Prepare a letter to all residents informing them that they and their guests, that all dogs must be on a leash when walking in the common association areas. Owners must also pick up and clean up after their dogs. Done. Per IK - Letters were printed regarding Dogs on Leashes and posted in lobby. They seem to be working
5. Parking lot repairs - JK has solicited one proposal and will also solicit a proposal from Gold Coast seal coat. This continues to be work in progress.
6. Unit 609 - Association attorney to reply to the letter from unit owner 609 attorney. Bill M/Valancy. Done. RR has this action item and will report on this at the next meeting. RR to follow up.

Per JK - Isabelle reported she will not be able to create our website due to high cost.

Water Leak in 511 was repaired by Angel

Still Awaiting second quote for parking lot repairs, resealing, restriping and re-stenciling.

Bill gave John the phone number and name of company he uses Gold Coast sealcoating.

We still don't have the trespassing signs.

We discussed the screen doors that are missing from a few units. We need to replace the one in unit 715 Once that is done, we can expect the others to comply.

#### 6. New Business

1. IR and RR will reach out to find a website designer.
2. JK is working with Elevator Company to replace the mat. It needs to be fireproof.
3. IR will talk to Angel about getting us the screen door for 715.

#### 7. Meeting Adjourned at 8:25 pm by JK

Respectfully submitted

Ina Rentzer

Vice President/Secretary

Bill Maldonado – AMS property Manager