

Sixth Moorings Condominium Association, Inc.  
18555 NE 14<sup>th</sup> Avenue  
North Miami Beach, Florida 33179  
Meeting will be held at the MICC Card room.  
January 6th, 2026, BOD Meeting Minutes

Agenda

1. Certifying Quorum Call to Order
2. Proof of notice of meeting
3. Reading of previous minutes
4. Financials Monthly Statement
5. Old Business Property Managers report
6. New Business
7. Adjournment

1. Quorum Certified Meeting Called to order By JK at 7:30 PM. Seconded by AA. Board Members Present John Koble (JK), Camilla Guido (CG) & Arlene Appel (AA). Excused absence: Ina Rentzer (IR) and Rafael Rosania (RR), Also present: Bill Maldonato (BM) - AMS Property Manager
2. Proof of Notice Posting Certified
3. Reading of 11/4/25 BOD meeting minutes. Motion to waive the reading of the minutes and approved them by CG, seconded by AA. All in favor None Opposed. Motion Carries. Motion by JK to approve and waive the reading of the 12/2/25 Budget, Annual and organization meeting minutes. Second by CG. None opposed. Motion carries.
4. Financials were reviewed Current Assets as of November 30th, 2025, and A/R aging summary of 11/30/25.

Banco Popular Operating Account	\$14,497.67
Banco Popular Insurance Account	26,902.79
Banco Popular Reserve Account	24,503.47
TD Bank Checking Account	2,474.00
TD Bank Savings Account	12,942.99

TOTAL Checking/Savings \$81,320.92

Motion Made to accept financials by CG ,Seconded by JK. All in favor. None. Opposed. Motion Carries

5.Old Business - **1/6/26 property Managers report**

**Action items pending from the 11/4/25 BOD meeting are as follows:**

1. Reach out to Jackie to obtain clarification on the reserves categories 1011, 2450 & 2505, as shown in the financial report. CG. **This continues to be work in progress.**
2. Units 502b & 512 - Send notice informing them they must pay their monthly fees every month on time. Failure to do so will result in your account being sent to the attorney for collections. You will be responsible for all attorney and legal fees. JC. Completed. No further action is required.
3. Unit 612 - per JK unit owner will give check on 11/14/25v to JK to bring the account up to date. If owner fails to give check to JK, Send a letter to the unit owner informing the unit owner, the account will be referred to the attorney for collections. JC. Done. No further action is required.
4. Unit 703 - Send a letter of demand and provide the owner with 30 days to bring the account current otherwise it will be sent to the attorney for collections. The owner will be responsible for attorney and all legal fees. JC. All Paid up. No further action is required.
5. Place all association documents that must be placed on a website portal on a thumb drive and sent to the BOD. This was completed. Reference attached document for website requirements. **CG. Will reach out to Isabella to obtain status.**
6. Unit 607 - send violation letter - violation 1 - we have received information you have an unapproved occupant residing in your unit. Violation 2 - It has also been reported you are conducting babysitting services inside your unit. Violation 3 - Excessive noise per The Miami-Dade County noise ordinance generally prohibits "unreasonably loud, excessive, unnecessary, or unusual noise". It specifically restricts loud noise-producing tools and construction equipment between 8:00 p.m. and 7:00 a.m. in residential areas, and limits audible music from vehicles, buildings, and vessels between 11:00 p.m. and 7:00 a.m. Violations can result in a fine up to \$500 and/or up to 60 days in jail. Each violation

must be remedied within 10 days from the date of this notice. Failure to comply can result in fines and penalties of up to \$1000.00 for each violation. **JK will reach out to unit owner to reply to the letter of violation.**

7. Unit 615A - Send violation letters. Violation 1 - Various complaints have been received from neighbors of suspected drug dealing out of your unit. Violation 2 - you have 2 additional unapproved occupants residing in your unit. You must remedy each of these violations within 10 days from the date of the violation notice. Failure to comply can result in fines and penalties of up to \$1000.00 per violation. This matter can also be referred to our attorney for legal action. You will be responsible for all attorney and legal fees. **Per JK occupants will be moving out this week. No further action is required at this time.**
  8. Inform Isabel she must submit an invoice every month for her website/portal maintenance fee of \$50.00. CG. Done.
  9. Follow up with Isabel to see if she has completed the initial phase of the website/portal. Ask Isabel if she is ready for phase 2 of the website preparation for document uploads. BM. Done.
  10. Unit 712 - Per JK, Account will be brought up to date by the end of the month. Done. No further action is required.
  11. Unit 617 - still in arrears. Continue to reach out to the unit owner. AA. Continues to be Work in progress.
6. New Business – Action to be taken as follows:
1. Reach out to Isabella regarding final status of the website portal. Request written instructions to unit owners on how to register and access the new website portal - CG
  2. Reach out to Jackie to verify if account 612 was sent to the attorney for collections. CG
  3. Unit 617 – Ask Jackie if arrears totaling \$520.11 has been paid. CG.
  4. Two cabinets are required for the office. Find out price – CG
  5. Verify the 4-hour and 1-hour classes are mandated for the Board members. BM
7. Adjournment - – Motion to adjourn meeting at 8:46 pm by JK, Seconded by AA. None opposed. Motion carries.

Respectfully submitted by  
Bill Maldonado.