

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 12/2/2025
2026 Budget Meeting Minutes

Agenda:

- 1. Call To Order**
- 2. Announcement of Quorum**
- 3. Proof of Notice of Meeting**
- 4. Reading of the minutes of Prior Member Meetings**
- 5. Voting on the 2026 Budget**
- 6. Adjournment**

1.Meeting called to order By JK at 7:40PM

2.Announcement of Quorum was certified. Participants: BOD Members –Camilla Guido (CG), Rafael Rosania) (RR), John Koble (JK) & Ina Kushner-Rentzer (IR). Arlene Appel (AP). Also, Present - W. Maldonado (WM) & J. Carter (JC) of AMS management.

In addition to the 5 Board members present, there were 19 members present and via proxies/ballots as follows: Unit owners 506, 507, 509, 511, 602a, 605, 608, 612, 615a, 616, 617, 619, 620, 703, 705, 711, 715a, 717 & 720

3. Proof of Notice of meeting mailer verified

4. AA moved to waive the reading and approve all previous budget meeting minutes. Second by CG. Previous meeting minutes were unavailable and will be approved at the next regularly scheduled Board meeting. None opposed. Motion carries.

5.Voting on the 2026 budget

Bill explained in English and Spanish the meaning of the 3 separate meetings, inclusive of the 2026 proposed budget, the 2026 annual and organization meetings as follows:

The Budget meeting is to approve the proposed budget as prepared and presented to all the unit owners. Also to provide all the members with the opportunity to ask questions and obtain clarification regarding budget items.

Bill also explained to members present that FS 718.112 and Senate Bill 154, beginning 1/1/2025, association members can no longer waive fully funded reserves. Therefore, the new 2026 budget monthly maintenance fees will include fully funded reserves are mandated by the state and calculated by the Structural Integrity Reserve Study (SIRS).

FS 718.112 and Senate Bill 154 require all condominium and cooperatives associations with any building 3 or more stories in height to obtain SIRS every ten years to determine remaining useful life and funds necessary for repair of future major repairs and replacement, and to fully fund reserves for such components:

1. Roof
2. Structure & Structure Elements
3. Fireproofing & fire protection systems
4. Plumbing
5. Electrical systems
6. Waterproofing and exterior painting
7. Windows
8. Any other item with deferred maintenance or replacement expense in excess of \$10,000.00 which if not performed would negatively impact on the above-mentioned components.

As determined by S&D Engineering - The 30-year SIRs funding \$ Funding schedule and Total yearly SIRS Funding are as follows:

\$582,500 – year 2025 – BOD currently looking to apply for a loan to cover this required amount. Payment by members will be made by way of a special assessment. Payment schedule \$ amount to be determined.

97,500 Years 2026 to 2028

117,000 Years 2029 to 2033

140,000 Years 2034 to 2038

168,675 Years 2039 to 2043

202,800 Years 2044 to 2048

243,760 Years 2049 to 2053

292,500 Years 2054

The entire SIRS report will be posted on the 6th Moorings Website portal for member to review.

A lively question and answer session took place. Items discussed but not limited to include the following:

Terminating the Comcast cable service and allowing unit owners to contract for themselves the preferred TV programs via streaming services, Comcast cable services or otherwise.

The question regarding fiber optical cable TV also was discussed. It was mentioned that Fiber optic TV services were not available in the area. However, the BOD informed all present our current Comcast contract expired recently and has been renewed this year for another 5 years.

Several other questions were asked and answered.

Monthly fees will include fully funded reserves for the 4 different size units, as follows:

\$458.87, \$500.79, \$542.71 and \$647.51 respectively.

Motion to approve the 2026 budget with fully funded reserves made by IR Seconded by RR. None opposed. Motion carries.

6.Motion to adjourn meeting made by JK Seconded by CG. Meeting Adjourned at 8:04 pm. None Opposed. The motion carries.

Minutes by Ina Kushner-Secretary & W. Maldonado – AMS-FLA – Property Manager

**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 12/2/2025
2026 Annual Meeting Minutes**

Agenda:

1. Selection of Election Committee
2. Certifying Quorum - Call to Order
3. Proof of notice of mailer
4. Reading and disposal of unapproved minutes
5. Election of Board of Directors
6. Introduction of new members
7. New Business
8. Old Business
9. Adjournment

1. Since there were only 5 BOD members who submitted their names as candidates for the BOD, there was no need for an election. Therefore, there was no need for an election committee.

2. Announcement of Quorum could not be certified. Participants: BOD Members –Camilla Guido (CG), Rafael Rosania) (RR), John Koble (JK) & Ina Kushner-Rentzer (IR). Arlene Appel (AP). Also, Present - W. Maldonado (WM) & J. Carter (JC) of AMS management.

Therefore, since we were unable to certify a quorum, which would require a majority of 50% plus 1. We were unable to legally conduct official association business.

In addition to the 5 Board members present, there were 19 members present and via proxies/ballots as follows: Unit owners 506, 507, 509, 511, 602a, 605, 608, 612, 615a, 616, 617, 619, 620, 703, 705, 711, 715a, 717 & 720

Next BOD meeting scheduled for Tuesday, January 6th, 2026.

Minutes by Ina Kushner-Secretary & W. Maldonado – AMS-FLA – Property Manager

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

**North Miami Beach, FLORIDA 33179
Meeting date 12/2/2025**

2026 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 8:05 pm.
2. Introduction of the officers and Directors took place
3. Vote for Officers

Motion to Name JK President made by IR Seconded by RR None Opposed All in Favor
Motion Carried

Motion to Name RR Vice President by JK Seconded by AA None Opposed All in Favor
Motion Carried

Motion to Name IR Secretary by JK Seconded by CG None opposed All in Favor
Motion Carried

Motion to Name CG Treasurer by IR Seconded by JK None opposed All in favor Motion
Carried

AA named as Director. None opposed All in favor Motion Carried

The new 2026 Officers of the association are as follows:

- **John Koble - President**
- **Ina Kushner-Rentzer - Secretary**
- **Camilla Guido - Treasurer**
- **Rafael Rosania - Vice President**
- **Arlene Appel - Directors**

5. Motion made at 8:12 PM by IR to adjourn Seconded by CG None opposed All in Favor
Motion Carried

Next BOD meeting scheduled for Tuesday, January 6th, 2026.

Minutes by Ina Kushner-Secretary & W. Maldonado – AMS-FLA – Property Manager