

Sixth Moorings Condominium Association, Inc.
18555 NE 14th Avenue
North Miami Beach, Florida 33179

May 2nd, 2017 BOD Meeting Minutes

Agenda:

1. Certifying Quorum – Call to order
 2. Proof of notice of meeting
 3. Reading of the previous minutes
 4. Financials Monthly Statement
 5. Attorney Monthly Report
 6. Old Business – Property Managers report
 7. New Business
 8. Adjournment
1. Meeting Called to order April 4th 2017 at 7:290 pm
By Pres John Koble
In attendance John Koble, Ina Rentzer, Camilla Guido, Francisco Prado and Bill Maldonado.
Excused absence Rafael Rosania,
A quorum was established. Notice of meeting was posted on April 30th 2017.
2. Proof of meeting notice was certified.
 3. Approval of previous minutes made by Ina..2nd by John Reading waived by same none opposed.
Motion carries.
 4. Financial Report: Current Assets CA 11,956.28 Insurance 3,531.50 Reserve 9,114.54. Total 24,602.32. Motion to accept financials as prepared by Ina and 2nd by Camilla. None opposed. Motion Carries. Aging Summery.
No Actions. Ina made motion to accept Financials and Aging Summery as written, 2nd Camilla. None opposed. Motion Carries
 5. Attorneys report: Attorneys Report Ina made motion to accept as written, 2nd John None opposed. Motion Carries.
 6. Old Business:
Property Managers report We discussed and went over all ..Some action items done, others still Work in Progress as follows:

Action items from and since the 4/4/17 BOD meeting:

Action items from the 5/2/17 BOD meeting are as follows:

1. A 6 foot sign to be purchased & installed showing the name and address of the F Building - **JK**
2. Elevator requires a new flourscent lamp - **JK**
3. Trash room requires a new light bulb - **JK**
4. Obtain a listing of all the front gates to all units requiring to be painted -**John & Francisco.**
5. Once list is obtained, Bill to prepare a letter to all unit owners regarding same and options - **BM**
6. Review and modify sample letter and questionnaire for parking registration - BOD
7. Show the special assessment on a separate column on the A/R Aging Summary page- **Jackie**

Action items remaining from 4/4/17 as as follows:

8. Units 612, 614 & 617 - are in arrears. John to reach out to unit owners to bring accounts up to date. **John**
9. Reach out to landscaper to perform wet check and ID non-working sprinklers. Work in progress. New pump & additipnal sprinklers to be added. **John**

10. Purchase pressure washer. This was previously approved not to exceed \$600.00. John placed an ordered for new pressure washer of much better quality. Total cost increased to \$1,150.00. BOD voted to approve the additional expense of \$550.00. **John**

11. Re-certification letter dated 3/13/17 received from the city. John will coordinate with the engineer for compliance and final re-certification. Work in progress. Waiting for Angel to complete project. **John**

12. Solicit proposal for elevator services. Renewal is due sometime in June. John will check existing agreement to verify renewal date and renewal terms and conditions? Bill will also solicit proposal form Motion elevator. Work in progress. **John & Bill**

13. Solicit proposal to clean, paint and re-stencil the parking stops. Work in progress – **John**

14. Special assessment account shows total of \$32,042.93. This amount does not seem accurate or correct. Determine method for reporting special assessment. **Camilla will coordinate with Jackie**

Action items remaining from 3/7/17 as as follows:

15. Purchase and plant new plant in planter by the entrance of property – Work in Progress - **Camilla**

16. Reach out to BOD of E building and request the repair of the lighting fixture at the entrance of the property. Work in progress - **John**.

7. New Business: Action items are as follows:

Motion made by **Ina** to increase cost of power washer by 550.00 2nd by Camilla. None opposed. Motion carried. Okay given to John to spend 200.00 to have a new sign made to identify the address of the building. Motion made by **Ina** 2nd by Camilla None opposed. Motion Carried

8. Adjournment: Motion to adjourn made at 8:34pm by Camilla..2nd by Francisco. None opposed, Motion carries.

Ina Kushner-Rentzer
Secretary, 6th Moorings
and
W. Maldonado – Property Manager
AMS-FLA