

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

May 6th, 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) and Bill Maldonato (WM). Meeting Called to Order by John Koble (JK) at 7:30
2. Proof of meeting notice was posted in compliance with FS 718
3. Reading of previous minutes – Motion by CG to waive the reading and approve the previous meeting minutes. Second by AA. None opposed. Motion carries.

4. Monthly Financials as of March 31, 2025

Banco Popular Operating Acct	\$9,055.33
Banco Popular Ins Acct	5,814.36
Banco Popular Reserve	13,878.50
TD Bank Checking Acct	2,235.99
TD Bank Savings Acct	19,902.74,
TD Bank 6 Month CD	20,000.00

Total Assets 70,896.92.64

Motion by CG to accept Financials as written, Seconded by AA. None Opposed Motion Carries.

5. Old Business Property Managers Report – Action items from and since 4/1/25

1. Units 512, 612, 701 & 709 are in arrears. JK will reach out to owners to have them bring their accounts up to date. Units 512 and 709 are OK. JK will follow up with units' owners 612 & 701.
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. Done
3. Unit 609 requested an extension to replace the doors. Approved. Reference attorney letter.
4. Apt 705 – contractor and unit owner waiting for approval of ARC application. ARC pending – RR. Done
5. Apt 603 waiting for ARC application approval. ARC pending - RR. Done
6. Send comcast asking if cable boxes can be shipped with free shipping. BM. Done.
7. Laundry room shelves to be installed on 1st floor. – JK. Continues to be work in progress.
8. Cameras - Negotiate with Wilmer resident owner who does cameras- JK . Continues to be work in progress.
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 – JK will make arrangements to take care of this.

10. Unit 606 - Has 3 vehicles parked on property. Can only have 2 vehicles registered with the association. Send a violation letter to the unit owner. Must get rid of one of the vehicles. Failure to comply will result in fines and a penalty up to \$1000.00. Jakie Carter. Done
11. Cool Roof deposit status - Call the roofing company in regard to a refund of the deposit or credit. JK. JK Called. The contractor is thinking about it. This continues to be work in progress.
12. Send Website requirements for building with 25 units or more to JK. BM. Done.
13. Call Police dept for no trespassing signs – CG. Police do not supply signs. CG to purchase and have installed signs curb your dog/No trespassing/Private property.
14. Solicit proposal from T-Mobile for internet & cell phone services and present to the BOD. JK. T Moblie has not sent anything.

#### 6. New Business

Action items from the 5/6/25 BOD meeting are as follows:

1. Unit 609 - Association attorney to reply to the letter from unit owner 609 attorney. Bill M/Valancy
2. Unit 711 - Reported roof leak - Angel to look into this. JK
3. Unit 612 - will speak to unit owner to bring account up to date. JK
4. Unit 619 - will speak to the unit owner to bring the account up to date. JK
5. Unit 612 & 701 - will speak to the unit owner to bring the account up to date. JK
6. Purchaser an install signs to curb your dog, no Trespassing/private property - CG
7. Solicit Parking lot proposals - JK

7. Meeting Adjourned at 8:30p m by JK, second by AA.

Respectfully submitted  
W. Maldonado