

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 12/5/2023
2024 Budget Meeting Minutes

- Meeting called to order By JK at 7:45PM
- Announcement of Quorum was certified.
- Roll Call completed.

Participants: BOD Members –Camilla Guido (CG), Rafael Rosania) (RR), John Koble (JK) & Ina Kushner-Rentzer (IR). Unexcused absence Angela Pujols (AP)). Also Present - W. Maldonado & J. Carter of AMS management.

55 votes were casted consisting of 4 BOD and 51 members via proxies/ballots from unit owners and members present as follows:

Members: 500, 502a, 503, 504, 507, 508, 509, 510, 511, 513, 514, 515, 517, 518, 519, 520, 600, 601, 602a, 602b, 602f, 603, 604, 605, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 700, 701, 702a, 702b, 703, 704, 705, 706, 708, 711, 713, 715A, 716, 717 & 719.

Proof of notice mailer verified.

- Motion by CG to waive the reading and approve the 12/7/22 budget minutes RR seconded, none opposed, motion carries.
 - John & Bill explained the purpose and main objective for the 2024 budget meeting.
 - WM outlined a summary of the new legislation regarding the condominium safety bill and the requirements for reserve studies and requirement of having fully funded reserves by 1/1/2025. Associations should act now and not wait till 2025 to achieve 100% reserves. John shared that the association was in pretty good shape. The association has \$50K in reserves plus they own a unit which is an asset valued at \$150K. This would provide the association with at least \$200K in reserves.
 - JK also indicated the roof does not have to be replaced which was originally targeted by the insurance company as having to be replaced.
 - JC went through all of the budget items and identified the biggest increase in the annual expense was due to the increase in insurance from the approved amount of \$75,000.00 for 2023 to \$97,750.00 in 2024. This is an increase of approximately 30%. As a result of the increase in the operating budget the monthly fees will increase by approximately 06.3%.
- Arlene Appel of unit 616 with assistance, counted & tabulated the votes regarding waiving the fully funded 2024 reserves.
 - Voting of 2024 proposed budget results are as follows:
54 Yes votes to waive the fully funded reserve for fiscal year 2024 with one no vote.

A lively Q&A session took place regarding several items similar to 2023 as follows:

- Why did the recreational fees increase? BOD will ask John at the next BOD meeting.
- Several complaints by owners regarding the quality of the janitorial services in the building. Janitorial quality requires improvement. Perhaps they require additional hours? This matter to be addressed by the Board.

- Several owners complained about surveillance cameras not working at all times.
- Landscaping company is placing their trimmings and debris in the dumpster? Board to address this with the landscaping co.
- Many complaints about termites and lack of treatment of some units and storage rooms. Board to address with the exterminating company for additional treatments.
- Motion made by RR to approve the 2024 budget without the fully funded reserves and with a 6.3% increase in monthly fees, as outlined in the proposed budget & distributed, to all members, second by ICK, none opposed, motion carries.
- Motion to adjourn the meeting b IR seconded by RR, none opposed. Motion carries

The meeting was adjourned at 8:15 p.m.

Minutes by W. Maldonado – AMS-FLA – Property Manager

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PEMBROKE PINES, FL 33024

Meeting held at 6th Moorings Condominium Association
18555 N.E. 14th Avenue - MICC
N. Miami Beach, FL 33179
Meeting date 12/5/2023
2024 Annual Meeting Minutes

Agenda:

1. Certifying Quorum - Call to Order
2. Proof of notice of meeting
3. Reading of Annual Minutes
4. Introduction of Board of Directors
5. New Business
6. Old Business
7. Adjournment

1. Meeting called to order at 8:16 PM
8. Participants: BOD Members –Camilla Guido (CG), Rafael Rosania (RR), John Koble (JK) & Ina Kushner-Rentzer (IR). Unexcused absence Angela Pujols (AP)). Also Present - W. Maldonado & J. Carter of AMS management.
9. 54 votes were casted consisting of 4 BOD and 50 members via proxies/ballots from unit owners and members present as follows:
10. Members: 500, 502a, 503, 504, 507, 508, 509, 510, 511, 513, 514, 515, 517, 518, 519, 520, 600, 601, 602a, 602b, 602f, 603, 604, 605, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 700, 701, 702a, 702b, 703, 704, 705, 706, 708, 711, 713, 715A, 716, 717 & 719.

A Quorum of the membership was certified.

1. Proof of notice mailer verified.
2. Motion by CG to waive the reading of the minutes from previous 12/7/22 Annual meeting, RR seconded, none opposed. Motion carries.
3. Board members were introduced. JK & BM explained the purpose and main objective for the 2024 annual meeting. Bill Maldonado explained an election was not necessarily since the number of candidates submitted their names were equal to the total number of positions available. Although 6 candidates submitted their names, one member, A. Pujols, withdrew her name from being considered as a candidate. Therefore, only Five (5) candidates remained and submitted their names for the 2024 Board of Directors to fill five (5) positions on the Board of Directors. Therefore, an election was not necessary.
Introduction of the candidates submitting their names for the new Board of Directors. The 2024 Board members were introduced as follows:
John Koble (JK), Camilla Guido (CG), Rafael Rosania (RR), Ina Rentzer-Kushner (IR) & YLlanes I (YI).

4. New Business – New business was discussed.: items discussed include the following:
 - Landscaping issues. Many plants are dead. Lack of Watering of plants. Additional plants required.
 - Trash concerns
 - Termite treatment improvements
 - Exterminating treatment
 - The janitorial quality of service requires improvement.

5. Old Business – No old business was discussed.
6. Motion to adjourn meeting by IR, seconded by RR, none opposed. Motion carries. The meeting was adjourned at 8:43 p.m.

Next BOD meeting scheduled for Tuesday, January 2nd, 2024.

Minutes by: Maldonado – AMS/FLA – property manager

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

**North Miami Beach, FLORIDA 33179
Meeting date 12/5/2024**

2024 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 8:47 pm.

Introduction & voting of the officers and Directors took place as follows:

John Koble – President
Yllanes, I - VP
Camilla Guido - Treasurer
Ina Rentzer-Kushner – Secretary
Rafael Rosania - Director

- Motion to adjourned meeting by JK, seconded by RR, none opposed. Motion carries.
- The meeting adjourned at 8:52 pm.

Next BOD meeting scheduled for Tuesday, January 2nd, 2024.

Minutes by: Maldonado – AMS/FLA - Property Manager