

Presidential Condominium Association Board Minutes – 3/8/2014

A Meeting of the Presidential Condominium Association was held on March 8, 2014 at 11am. Board members Maria Farmiga, Roberto Gomez, Joseph Iacono, Patrick McMahon, Nyxlie Machado and Dave Zornow participated in the meeting. Ted April did not attend. About 17 people representing about a dozen units attended in person with another seven unit owners listening via teleconference.

Old Business:

1. Board Treasurer Joe Iacono reported on the building's progress in responding to fire code citations received by The Presidential in March, 2013. To date, about 20 tasks have been completed, including

- Providing proof of an Occupational License to the City of Miami Beach
- Provide certification for the Presidential's
 - Fire Alarm system
 - Fire pump
 - Generator
 - Standpipe and Fire Dept connection
 - Emergency lights
 - Electronic locks on fire exit doors
 - State boiler inspection
- Remove bushes near the Standpipe and Fire Dept connection in the front of the building and add a FDC sign
- Add emergency lights to the laundry rooms
- Fire extinguishers yearly tagging
- Check/repair exit signs
- Repair/replace door self-closers on units 1021, 910, 914, 804, 708
- Installed a new timer for the lights in the parking lot
- Add new exit direction signs to the stairwells
- Fix doorknob on 10th floor stairway

- Remove ventilation louvers on laundry doors
- Remove door handles on kitchen-to-hallway doors no longer in use
- Provide an engineer life safety plan showing all approved exits with proper illuminations, exist signs, direction and emergency lights to 1st and 2nd FL parking garage and pool deck.
- Fix/replace latches on the doors hiding the trash shoots
- The Presidential will hold a vote to decide whether or not to add a sprinkler system to the building. The cost to add a new sprinkler system is estimated to be several million dollars – it's much more expensive to add sprinkler to an existing building where opening up walls and ceilings is required than the cost of adding a system to a new building. If the unit owners decide to accept grandfather status, the city will allow us to waive this requirement. We will be working with our lawyer to put this proposal together for the owners.

2. Outstanding maintenance fees

As of 3/6/2014, there are eight units that are behind more than \$1000 in their maintenance fees. Four of these delinquent units account for 82% of what we are owed.

We have liens against four of those units – that means they have 30 days to pay the lien before their unit is placed in foreclosure. Liens will be started against two of the other units. However, once a unit is in foreclosure it can take 1-2 years before there is any resolution. The Presidential may not ever see any money from these units if what they owe on the mortgage is greater than the appraised value of the property (also known as “being under water.”) If the bank takes over any of these properties, we hope to get paid once the units have been sold to new owners.

3. Personal Code Violations

Each individual unit owner is responsible for obtaining proper permits before making any changes to their apartment. Examples include moving or upgrading electric panels. The City

of Miami Beach Building Department has “red tagged” about a dozen units that did not obtain proper permits before beginning construction.

New Business

1. Election of New Officers -- The board voted unanimously for the following directors to be officers of the re-organized board following the Feb 13, 2014 election.

Patrick McMahon, President
Roberto Gomez, Vice President
Joseph Iacono, Treasurer
Nyxlle Machado, Secretary

Carlos Rodriguez and Miguel Rodriguez were elected to the two open trustee positions.

The complete vote count for the election can be found as an attachment to these minutes.

2. Conference Call for Condo Meetings -- A dial-in number was provided for this meeting for owners to listen in to the meeting. Seven unit owners participated in the teleconference. This service was provided at no additional cost to unit owners.

3. The board voted to appoint Patrick McMahon, Joe Iacono, Nyxlle Machado and Dave Zornow as Bank Account signatories. Roberto Gomez and Maria Farmiga had been approved as signatories by a previous board.

4. The board unanimously adopted a resolution for a one-time-only Special Assessment of \$12,000 to fix the water pumps in the building. Although these units are currently functioning, outside consultants have examined these units and recommended this maintenance. The board chose repair over replacement – which would have cost the building \$25,000. The Special Assessment, which will be due on April 1, 2014, will be \$51 for one-bedroom units, \$50 for Deluxe Studio apartments and \$47 for Studio units.

5. The directors voted unanimously to require contractor's licenses and proof of insurance to be filed with the Presidential Condo office.
6. Pending attorney review, the board voted to approve a requirement that all service and emotional support dogs provide documentation for their rabies vaccinations and their service or support status to the condo office.
7. Regarding use of the PresidentialSouthBeach.com website, the board decided not to open the site to comments from unit owners. Two owners who attended the meeting asked that the Website not be used to promote any political agendas.
8. The board is considering several building improvement projects and would like to set up a committee of owners who would like to provide ideas and suggestions. These projects include remodeling the lobby and the card room as well as painting and re-tiling the halls. Interested owners --- especially anyone with interior design experience -- should email info@presidentialsouthbeach.com or call the office if they would like to volunteer.

The board voted unanimously vote by to adjourn the meeting at 1:40pm.

Presidential Condominium Association Vote Count from February 13, 2014

For Director	Votes		For trustee	Votes	
Farmiga, Maria	102	11.4%	Rodriguez, Carlos	87	34.7%
McMahon, Pat	99	11.1%	Rodriguez, Miguel	81	32.3%
Iacono, Joe	97	10.9%			
Gomez, Roberto	94	10.5%	Rizzo, Jim	42	16.7%
Zornow, Dave	93	10.4%	Rodriguez, Juan	41	16.3%
Machado, Nyxlie	90	10.1%	Total	251	100%
April, Ted	89	10.0%			
Menees, Gerry	49	5.5%			
Harvey, John	47	5.3%			
Rizzo, Jim	45	5.0%			
Sullivan, Paula	45	5.0%			
Ringler, Jeffrey	44	4.9%			
Total	894	100%			