

**Ashley Condominium Association
5640 Collins Avenue
Miami Beach, Fl 33140**

January 18, 2012
Annual Meeting Minutes

The meeting was called to order at 7pm by President Dr. Paul Glassman. In attendance were all the current 2011 Board members as well as Joseph and Francoise Di Bella, Dick Sheinberg and Bob Caine.

The first item of business was a tally of the ballots to determine the 2012 Board members. The new 2012 Board will be Honor Caine, Paul Glassman, Georgette King, Eduardo Minguillon and Carol Sheinberg. The Board hopes that the interest the Dibellas as new residents show in the building and the Board will continue as any and all support from the residents is most appreciated. Positions the new Board members will take on were not discussed.

The second item of business was to vote to roll over any excess reserves from the 2011 Budget into the 2012 Budget. This was unanimously approved. This vote merely allows for the monies collected in 2011 to be applied to the 2011 bills that may be received in January 2012.

The last voting item was to vote to not increase our monthly maintenance to collect statutory reserves in favor of assessments as needed. This was also unanimously approved.

New Business:

Pipes and Plumbing

Our common sharing of pipes and plumbing continues to be a problem no matter how much correspondence has taken place with regards to the proper disposal of grease, coffee grounds etc. A suggestion was made to ask the residents to use a sink screen to capture the debris prior to traveling down the pipes. Please ask Lazaro or Bob Caine should you wish for us to purchase the sink screen for your kitchen sinks. You will be billed accordingly. These can be purchased at Ace Hardware, The Container Store or Bed Bath and Beyond.

Laundry Room Etiquette

The Board spent much of the meeting discussing the laundry rooms and how many of the residents and the resident's housekeepers do not stay on their floor, but instead monopolize many floors in order to complete their laundry. This is an unacceptable practice and inconveniences many residents. The Board is considering placing individual locks on each of the washers on each floor with only the residents on that perspective floor with an access to the key. In addition, cleaning out the dryer vent of lint is an important maintenance practice for the

dryers to maintain longevity as well as to not cause a fire hazard. We ask each resident to please be diligent with lint removal both prior and after doing their laundry.

New Residents and their Guests

We have many new residents joining us this year at the Ashley. However, many of the residents that had the interview meeting with us are not the people that are now in our building. This has caused discomfort for those of us who use the Ashley as our primary residence, as well as these guests are not aware of our “rules” in order to co-exist in a community setting. Please allow these meeting minutes to serve as notice that we request notice from the owners to Honor Caine with the dates, duration and names of guests that will be in our building so that we can insure the privacy and peace of mind of all of our residents.

Ants

Of the owners at the meeting last night several expressed noticing small ants in their apartment. Lazaro is going to spray any and all apartments that request this service. Please contact Bob Caine at 786-281-7851 if you would like your unit sprayed for ants.

The meeting was adjourned at 8 pm. The next meeting is undetermined but a notice will be sent out prior.