

ASHLEY CONDOMINIUM ASSOCIATION
5640 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33140

Meeting Minutes Jan 23, 2013

The meeting was called to order at 7pm by Dr. Paul Glassman. Board members, Carol Sheinberg, Georgette King, Eduardo Minguillon and Heidi Caine were in attendance. Owners who also attended were Michael Rachlin, Jeff Schock, David Sabo, Bob Caine, Berry Stern and Stella Pipines. In addition, the Board had 11 proxies.

The purpose of this meeting was to vote on an amendment to our documents to require code compliant Hurricane protection on all units at the Ashley.

Prior to the vote Michael Rachlin voiced concerns over the wording in the amendment with regards to the completion date of hurricane protection by May 1st 2013. It was decided to vote first on the amendment with regards to protection compliance, and then to discuss dates for all to accomplish the protection of their choice, at an agreed upon date.

The vote to require protection resulted in a 19 yes vote and 1 no vote. Our documents state that our voting split must be 75% in favor, in order for an amendment to pass. You must have voted in person or by proxy to have your vote counted. This vote resulted in a 95% yes vote ratio. The amendment passes.

After this vote, the people in attendance discussed dates for completion of the Hurricane protection and methods, either windows or shutters. The wording of our amendment, as drafted by our attorney, is that the owners must present a signed contract to the Board no later than March 1st with a completion date of May 1st for whichever hurricane code compliant protection the owner has chosen. In the meeting we discussed revising those dates to have a completion of no later than November 30th 2013. Since the meeting, we have discussed this with our attorney and she advises keeping the dates as originally drafted, but having a grace period for the owners to have a completion date of November 30th.

Michael Rachlin communicated that she feels that both the hurricane shutter estimate along with the window estimate are overpriced. What needs to be considered with the windows is that there are 3 grades for windows, good, better and best. It is our understanding that the estimate we secured was for the "better", or middle price range of what was the company (Alpha) offers. It should also be mentioned that Alpha is the company that PHE recently used for its renovation and that the owner is pleased with the work and felt as though he received a fair price. The Board did not secure 3 window estimates, this is not an Ashley project, this is a project for each unit owner to decide what works best for them. We merely provided a window estimate as a point of comparison.

Regarding Eclipse, this is the shutter company the Board recommends. This is the same company we researched during concrete restoration and was our choice during that project. At that time we secured 4 estimates and Eclipse is who we chose. The price that has been quoted to the owners is less than what many owners have paid for shutters in the past 5 years. The Board continues to recommend Eclipse as the shutter company. In addition, we have since had Eclipse come back out to the site to discuss

the project and they have informed us that they can, by doing this project in quadrants, complete this by June 1st, prior to Hurricane season starting. We have informed Eclipse of an owner on the B line requesting no work until after April 1st. This is noted. Owners who currently have shutters on their unit will be inspected by DMI inspection company. This was recommended by our insurance company to insure no conflict of interest with Eclipse. This inspection will take place this upcoming Wednesday at 1pm and all units with shutters will be inspected and then informed as to the result. Should your unit not pass inspection as being code compliant, you will be required to also protect your unit prior to November 30, 2013.

To repeat, the Board must have a copy of a signed contract between you and either a shutter or window company of your choice by March 1st 2013. If we do not have this, and you have not communicated with us your alternative intent, we will proceed with shuttering your unit with Eclipse, and assess your unit accordingly. As stated in the amendment, should you not pay the Ashley assessment for this work, your unit will have a lien brought against it for this amount, plus legal fees as accrued.

Windows must be approved by the Board to insure the style matches the current windows at the Ashley. Shutters must be white accordions to marry what has already been installed on the building.

Should you have any further questions, contact Bob Caine at 786-281-7851.

The meeting was adjourned at 8pm. The monthly Board meeting date and time will be communicated at a later date. Agenda items for that meeting will be communicated prior and will include topics that were touched upon at the close of this meeting, e.g. elevator status and roof options.