

ASHLEY CONDOMINIUM ASSOCIATION

5640 COLLINS AVE

MIAMI BEACH, FLORIDA 33140

February 21, 2014

ANNUAL MEETING MINUTES

The Annual meeting for the Ashley Condominium was held on Wednesday, February 19, 2014 at 7pm in the card room. In attendance were Francoise and Joe DiBella, Esther Goelman, Carol Sheinberg, Georgette King, Eduardo Minguillon , Heidi and Bob Caine.

The meeting was called to order by Heidi Caine at 7pm. The following was discussed:

- No changes in the Board members for 2014, the current members will continue to serve
- Reserves were not voted on to rollover into the 2014 budget, due to the fact , that we had no reserves
- The Board and the owners present voted to continue to assess as needed on projects that are not part of our daily running of the building
- Bob Caine gave a detailed update on the Fire Marshall violations and where we are in completion of being in code. To recap, we received 20 violations in June. Of those:
 - 12 were regarding additional directional signing and lighting needed in the building. These have been completed.
 - In addition, we needed to insure openings like doors, trash chutes all have self closures, this has been completed.
 - Thresholds had to be adjusted , this has been completed.
 - Left outstanding are line items that would be duplicative of work that will need to be done to bring the elevators and fire alarm system in code.
 - In addition, we have been told that we are to remove the wallpaper off of all doors in the hallways, we are resisting this at this time.
 - In our south stairwells, we have some exposed pipes that run from the roof to the ground floor, these will need to be placed on the outside of the building, this is what the contents of the building materials are in the parking spot out front. We are waiting for approval from Miami Beach before we can proceed with this.
 - Another violation is that our stairwell railings in both the North and South stairwells have to be brought up to code with regards to the space between each rail. We have been given till 2015 to accomplish this.

- As a note, all of the above, and new hurricane shutters for both the front and back and all stairwells was accomplished out of last year's budget by dipping into our reserve account in order to not have a special assessment . We do expect that the work to remove the stairwell pipes, **will be a special assessment this year**, as of the writing of these minutes, we do not have an estimate.
- It was briefly discussed the issues we have been having with our kitchen pipes on the C-D lines. The building will be purchasing sink mesh strainers to insert in the sink basin to help catch some of the food particle debris. We hope with as much correspondence that has occurred regarding paper products, that we have communicated enough and this practice will cease.
- There has been an offer made and accepted on **Unit #7B for \$439k**. All owners are given the first right of refusal, should anyone wish to purchase this unit at this price, you must let your intentions be known to the owner within 2 weeks, and all current codicils in the current contract with the new buyers must be met.
- We currently have 3 units actively for sale in the building, #4D,#7C, #6A.
- **The meeting was adjourned at 7:45pm**