

**ASHLEY CONDOMINIUM
5640 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33140**

January 13, 2015
Meeting Minutes from Ashley Condominium Annual Meeting

The meeting was called to order by VP/Secretary Honor Caine at 7:10pm. In attendance were Georgette King #4A, Dick and Carol Sheinberg PHA, Eduardo Minguillon #6D, Dr. Paul Glassman #3A, Adil Benjouellen #4D, Arnold De Jesus #4B, Stella Pipines #6C, Joe and Francoise DiBella PHE, David Sabo #5D, Daniella Pascasio and David Sherman #2B, Bob Caine #4C. The Board held proxies for John Modell #3D, Jennifer De Avila #2C, Melvyn and Devorah Blieberg #3C, Thomas Harris #3B, Jeff Schock and Jennifer Frommer #7A, Fred Botwinik #7C, Sam and Harriet Hymowitz #6B, Henrik Simon #7B. Florida law requires a quorum at the annual meeting in order to conduct business either by proxy or in attendance. A quorum in the case of the Ashley is 14 units, we were represented by 19 units at last night's annual meeting.

Items of Business

1. It was announced that no one expressed interest to serve on the Board so the current Board will remain in their posts and serve one more year. The Board members are Dr. Paul Glassman, Honor Caine, Eduardo Minguillon, Georgette King and Carol Sheinberg. Bob Caine will remain as the Maintenance supervisor and will continue to help the Board run the building and manage both the day and night staff.
2. The Budget had previously been approved and was included in the packet with the second notice for the Annual meeting. It was explained that the reason for the 5% increase in quarterly maintenance was due to a Fire Inspection violation where the pipes that currently run in our south stairwells, need to be relocated down the outside of the building. This expense was built into the budget for 2015
3. Sprinkler Opt Out vote passed at a rate of 19 yes's. The Board will continue to solicit the balance of owners who did not respond in order to insure all know and are in agreement.
4. Clarification regarding the 2 year rule of owning prior to using your unit as a long term lease passed at a rate of 19 yes votes. The clarification was for instances when a unit remains as an active listing and the owner is able to lease the unit in the interim. The rental lease will be allowed to expire and the 2 year moratorium begins after the lease elapses. No extensions on the lease are allowed after the offer has been accepted.
5. The documents will now state in the form of an amendment that the Board may charge for the screening fees as we have in the past for all new occupants whether it is

for ownership or rental. These fees will be used for the background check required as a matter of occupancy at the Ashley. This passed with 19 yes votes.

6. In the form of an amendment there will be a limit on the number of rentals at any given time in the building to a number not to exceed 5. Board discretion will be used to increase this number if owner proves hardship or the Board votes to allow additional units. A lottery system will be used as outlined in the second meeting packet. This passed with 18 yes votes and 1 No.

7. A guest Policy will be instituted and enforced for all units at the Ashley. A separate notice will be sent to each owner individually outlining the process. Fines will be imposed if the process is not adhered to. This passed with 19 yes votes

8. An amendment passed to allow E mail as a legal and suitable form of communication between the Board and the owners versus certified mail, return receipt as outlined in our documents. This was passed with 19 yes votes

9. We voted to waive statutory reserves in favor of assessments for repairs as needed. This passed with 19 yes votes

10. We voted to rollover any surplus in the 2014 budget into the 2015 budget. This passed with 19 yes votes

Other Business

- Joe DiBella expressed concern over our discovery of a resident removing the motion sensor light bulbs on the roof and apparently using the roof as a lounge for drinking and smoking. We have assured the residents that we are clear on the source of this activity and it has since ceased. FYI- the roof is NOT a common area of the building and is off limits to all except workers to maintain the equipment housed there.

- Arnold DeJesus will look into other options for our building with regards to a better price offering from Atlantic Broadband due to the possibility of piggybacking onto another larger building. The Ashley due to its size is often not eligible for advantageous pricing as the return for the offering company is small in nature for the work they would need to accomplish.

- David Sabo has requested that when we have to retrofit the elevators to bring them up to code that we investigate an option for a Shabbat switch for our freight elevator. What this would entail is that the freight elevator will run continuously for 24 hours from Friday at sundown till Saturday at sundown and the elevator will stop automatically on floors 7-5-3-2 to accommodate our orthodox and/or disabled residents. The Board has committed to research this option with the elevator company as well as neighboring buildings to see if this can be an option at the Ashley

The meeting was adjourned at 7:45 pm. Thank you so much for all who participated both by proxy and in person.