

***Ashley Condominium Association***

***5640 Collins Avenue***

***Miami Beach, FL 33140***

January 11, 2017

Meeting Minutes for 2017 Annual Meeting held January 10, 2017 at 7pm.

The Annual meeting was called to order by President Dr. Paul Glassman #3A at 7pm. In attendance were Daphne and Danny Bortunk #4B, Erika and David Sabo #5D, Joe and Francoise DiBella #PHE, Stella Pippines #6C, Fred Botwinik #7C, Adil Benjelloun #4D, Georgette King #4A, Carol Sheinberg #PHB, Heidi and Bob Caine #4C.

Proxies/Ballots were secured from Carlos Badaloni #2D, Thomas Harris #3B, Devorah Blieberg #3C, Ada Reichman #5A, Tony Russo #5C, Sam Hymowitz #6B, Eduardo Minguillon #6D, Jeff Schock #7A, Henrik Simon #7B, Rachel Halpern #7D and Alijca Stephanska #PHA on behalf of their ownership of their units since they could not attend.

The voting results for all 21 units that participated are below:

**2017 Board of Directors in Alpha order**

Honor Caine

Joseph DiBella

Georgette King

Eduardo Minguillon

Carol Sheinberg

- We had a unanimous vote to waive collecting additional monies for Statutory Reserves.
- There was a small presentation of Thank You for Dr. Paul Glassman's many years of service as our President.
- Reminder: The Ashley Website contains much of the information needed when selling your unit and is a good source for building information. You can view it at [www.theashley.net](http://www.theashley.net). The user name is miami with a password of beach, all lower case. There are only two pages where the username and password are needed. The 2017 phone list has been updated and will be distributed at the property under your door. It is also attached at the end of these minutes.

Heidi Caine then recapped the majority of projects that were accomplished in 2016, that were outside of regular maintenance items. They are listed below:

- **2016 Year in Review**

1. Elevators are now operating up to current code. We have not passed the final inspection which is why we have a \$51k final balance due. Consultant has created a list that must be completed by Thyssen-Krupps before final permit is issued and closed out
2. We now have an updated Fire alarm system that works in tandem with the elevators
3. Stairwells, both North and South have had the railings replaced and brought up to code. This required new railings to be placed on both sides of the stairs that were a specific width apart. The stairwells were then cleaned and re-painted.
4. Water tower pipes were re-positioned to run down the south side of the building. This was required by the City as a code compliance violation.
5. The motors (2) that bring the water supply into the building have been re-wound and a new pump was purchased. We need 2 motors so that we always have a back-up in case of an emergency where one fails.
6. New control panel was installed that supports the main water supply to the building
7. Pool got two new water pumps, new filtration system, new heater and a new drain to bring it up to current code (we had a defective pool circulation filter)
8. New drinking fountain installed
9. Mini facelift to both bathrooms, new fixtures, paint and a deep clean
10. South parking gate received a new motor and controls
11. Roof had all defective areas repaired and re-patched
12. Passed all annual inspections for: stand pump, fire alarm, fire extinguishers, fire hoses
13. Cosmetically we re-upholstered the card room chairs and pillows
14. All hallway carpets were professionally cleaned

#### **2017 Plans**

- a. Sealcoating of driveway . This will be a two day project with new parking assignments for the 24 hours needed for the driveway to cure.
- b. Painting inside floor of all parking spaces
- c. Replace all broken bumpers
- d. Install security cameras- this was a point from last annual meeting. **Update- Adil has both quotes and will research a third with a worker in his company and we will proceed with this project as soon as that is available.**
- e. 50 year inspection is due this year and will be both structural and electrical
- f. Passenger elevator cab refresh **Update- New lighting has been secured by Heidi and will be installed by the elevator company to insure all codes are met for elevator cabs.**
- g. Replace tile outside of freight elevator mailbox area
- h. Remove some on the greenery under the trees in favor of white marble chips to clean up some of the weeds and have a neater appearance.

After this update the meeting was opened up to all owners that were present to ask questions, state concerns, or areas that the owners would like the incoming Board to address this year.

Topics:

- Replace the shopping cart at the Freight elevator to accommodate larger loads
- **Use of laundry facilities** between resident's floors. We will reiterate our policy that unless your equipment is broken on your floor the only floor's facilities a unit is to use is the one that you reside on. In addition, as a common courtesy is it recommended that the washer and dryer equipment and area surrounding it be left clean for the next user. We will post this on each floor AGAIN in both English and Spanish. Please communicate this to your housekeepers and renters.
- **Joe Alampi's position and duties.** Much discussion was had on whether Joey's role was security or as a doorman. The conclusion was that he is both. The Board will communicate with Joey that he is to offer to help all owners unless they expressly ask to not be helped. This goes for both door openings, package carrying and greeting. Like much of the buildings operation some of the duties assigned to our staff go unnoticed. Joey, upon arrival, cleans up the pool area, checks the bathrooms for supplies, insures all doors have been securely closed from all the daytime workers, insures the cars parked out front indeed belong to Ashley residents and their guests, waters the plants and reports any inconsistencies to the Building Manager.
- The Board will consider hiring another night watchman to cover Joe Alampi's days off. The Board will also meet to discuss the possibilities of the split shift arrangement of Lazaro and Rosalie. This needs to be researched as to how this would/could work and if it would hurt their earning power or work/life balance. Our staff has been constant and loyal to the Building owners, there is much to consider.
- We will this year install **security cameras** around the property. Please do not buzz people in that are not for your unit. Often residents get calls randomly dialed to gain entry to our building. Only grant access to someone you know. You can view who is calling you on your television Channel 35 is a view of the front door call box.
- **Credit Cards as a payment method for maintenance dues.** This was brought up as method for payment in order to secure points on the credit card or as an alternative way to pay our quarterly dues if the money was not available to the owner at the time of the due date. Our treasurer will be back in the country late this week. The Board will research the pros and cons and communicate our decision at a later date.

The meeting was adjourned at 8pm.