

Ashley Condominium Association

5640 Collins Avenue

Miami Beach, FL 33140

November 8, 2017

Ashley Condominium Meeting Minutes- Tuesday- November 7, 2017

The meeting was called to order by newly appointed President, Eduardo Minguillon at 7pm. In attendance were Board members Joe DiBella, Arie Harel, Georgette King and Carol Sheinberg. Owners present were Rachel Halpern, Adil Benjelloun, Daphne and Danny Bortunk, Francoise DiBella, Fred Botwinik, Heidi and Bob Caine.

The purpose of the members meeting was for the Board to vote on the needed assessment for the AC Tower, Roof replacement and Building exterior painting.

Previously this month, the Board reviewed 5 project proposals for the AC Tower, 5 project proposals for the Roof and also 5 Project proposals for Building Painting. The Board narrowed this down to choosing Pyke Mechanical for the AC Tower and GC Construction for both the Roof and the Painting, as with those projects combined we were able to get a further price break. GC Construction was recommended to us from a neighboring building, The Galeria. Even prior to the projects being piggybacked, the GC bids were competitive.

At the meeting, Eduardo recommended moving the painting project out to later in 2018. This will have us lose the incentive price break of doing both projects concurrently, but will allow for some financial pressure to be relieved. It was voted and approved in favor of doing this. The cost incentive we lose is \$6000. However, this pushes \$2500 per unit off to a later date.

Today the Board will meet with Pyke one last time to try to reduce the project cost again. There are some additional components to our AC system that are aging and will need tending to in the near future. The AC Tower project will commence in January and will take only 3 days to complete. The roof is projected to commence in February and will only take a few weeks to complete. Both of these projects need to be done while our weather is at its best and prior to Hurricane Season 2018.

Given the short work window on both these projects the monies due will be needed shortly.

As of the writing of these minutes, the projected assessment will be \$7,000 per unit. This will be due in two payments of \$3,500 each, due December 10th and February 10th. If any owner can pay the full amount in December, this would be appreciated.

The meeting was adjourned at 7:20pm.

