

*Ashley Condominium
5640 Collins Ave
Miami Beach, Florida 33140*

January 24, 2018

Meeting Minutes- Annual Meeting Held on Jan 23, 2018

The meeting was called to order by President Eduardo Minguillon at 7:03 PM. Board members in attendance were Eduardo Minguillon, Ari Harel, Georgette King, Carol Sheinberg, Joe Dibella. Owners present were; Stella Pipines, Fred Botwinik, Heidi and Bob Caine, Francoise Dibella, Adil Benjelloun, Erika and David Sabo, Esther Goelman, Jennie Harel, Danny Bortunk, Devorah Blieberg.

Owner participation in the meeting was as follows: 13 owners were present, 10 owners voted by proxy. Our requirement for an annual meeting is to insure a quorum or 14 members either present or by proxy.

Election results for 2018 board: Adil Benjelloun, Ari Harel, Georgette King, Eduardo Minguillon and Carol Sheinberg.

Organizational meeting reflects- Ari Harel-President, Adil Benjelloun -Vice-President, Eduardo Minguillon - Treasurer, Georgette King -Secretary and Carol Sheinberg-Director, Heidi Caine- CAM

Reserves were waived by a vote of 22 in favor and 1 not.

Management Update: The Board, since the meeting materials were sent out requesting owner input on how our building should be managed, has since researched several management companies to see what benefit could be provided in the form of better service, reduced price, and reduced workload for the Board. As of last night's, meeting no quotes had been secured, only interviews have taken place. The Board has decided to postpone the building vote and meeting to discuss these options further when they have more information to share to allow for the decision to be made. Another meeting will take place, with 2 weeks' notice and a limited proxy will be provided for the remote owners to allow for their thoughts to be counted. In the interim, Heidi Caine will assume all duties as a licensed Community Association Manager and Bob will continue to help her with the needs of the building.

Security Update: We continue to need to determine a balance for the security of our building. Last year 16 cameras were installed around the common areas of the property on the ground floor. It has been requested to look into taking this security feed to Channel 35, our in-house view of the call box downstairs and provide this access to all owners. This will be researched as to the feasibility of this by new Board member Adil Benjelloun. It was also discussed to have a combination lock on both front doors and/or an electronic swipe lock for easier entrance. Lastly, it was recommended to add an additional security night watchman for Tuesday and Wednesday evenings and to extend Joey's hours on Saturday if he is amenable. Prior to our arrangement with Joey, we had two-night watchman that alternated hours allowing for coverage of all nights with the exception of Wednesday. The Board will look into replicating that arrangement.

AC Equipment Update- We have two compressors with condensers that are in need of replacement. These operate the hallways. We have secured 2 quotes and are waiting for one additional quote. When the Board is ready to choose a contractor to proceed more information will be provided to the owners. Current quotes range from \$33k-\$53k to replace these units. It has not been determined if this will need to be a 100% funded assessment or a partial assessment to fund.

Insurance Update- The Ashley's current insurance policies expire February 10-11, 2018. The Board has been researching other insurance companies to ensure that we are receiving the best coverage and the best quote. More information will be forthcoming on this topic.

Joe DiBella provided an update with regards to the damage to our docks and piers during Hurricane Irma. As the building does not insure that section of the property our recourse is to pursue the insurance company that the offending boat had, Geico Marine. It appears, after much correspondence that this boat did damage to several properties along Indian Creek and several claims are outstanding. Our next steps are to hire an attorney. One appraisal has been secured for the damage in an amount of \$117k. This is for FULL replacement of the entire dock, finger piers and all pilings.

New Business- it was recommended that our pool bathrooms need to be updated and doors to the bathrooms either be repaired or replaced.

Miscellaneous- discussion was had regarding the use of the visitor spots, and the need to identify cars of guests with parking passes. New passes, Qty 2, will be distributed to each unit. Please have your guests use the pass on their dashboard in order to avoid the car being towed. Please be mindful that at this time we only have 3 open visitor spots in order to accommodate all owners with multiple cars.

The property that was discussed as unsightly on the South Side of the front parking lot is property that does not belong to the Ashley. The building next door, 5600, uses this section for their landscaping vehicles. We will request that they allow us to plant something to help with the curb appeal.

The meeting was adjourned at 7:47 PM

Respectfully submitted,
Georgette King