

Ashley Condominium Association

5640 Collins Avenue

Miami Beach, Florida 33140

November 13, 2019

Meeting Minutes- Annual Meeting- November 12, 2019- 7PM

The meeting was called to order at 7pm by President Arie Harel. In attendance were Daphne and Danny Bortunk, Joe and Francoise DiBella, Fred Botwinik, Devorah Blieberg, Georgette King, Carol Sheinberg and Heidi Caine.

Present by proxy were Tom Harris, Esther Goelman, Stella Pipines, Eduardo Minguillon, Carlos Badaloni, Alicja Stefanska, David Sabo, Sam Hymowitz, Jennifer Frommer.

A quorum was established so a vote could be taken regarding Reserves and the Audit. Waiving Reserves won at a yes vote of 15, vs 2 votes to fund. Waiving the Audit won at a vote of 16 to waive and 1 to conduct.

The Board Ballots were tallied and the new 2020 Board will be Arie Harel-President, Sam Hymowitz-Vice President, Georgette King-Treasurer, Devorah Blieberg-Secretary and Carol Sheinberg-Director.

The 2020 Budget was approved. The new Quarterly maintenance dues will be \$3500. These are due Jan 1, 2020, April 1, 2020, July 1, 2020 and October 1, 2020.

Capital Improvements completed in 2019

- Painting of Building- Completed June 2019
- Pool Restoration- Completed Mid July 2019
- Pool Pump- Completed Mid July 2019
- Handicap Ramp- Completed April 2019
- Main Roof Electrical Box – up to code Completed July 2019
- New Signage update for front- November 2019

Capital Improvements 2020 to discuss and determine interest level and priority

- **Dock restoration**- in permitting process. Currently we are researching to see if the original owners of the Ashley, when contacted by the State of Florida, filled out the paperwork to grandfather our property to not require a sub-merged land lease. A title search is currently being done. The Dock process will require 3 different permits and most likely the work will now not begin until 2020. We are working within our Insurance settlement for this repair.
- **Pool Bathrooms**- last annual meeting the pool bathroom conditions were brought up to be renovated. We are actively looking for ideas on how to best accomplish this. Current thoughts are to keep the one working sauna and possibly consider having just one bathroom with two stalls versus 2 small bathrooms. In addition, drywall cannot survive in our weather so we will need to tile the entire bathroom floor to ceiling for most longevity. All ideas are welcome. This will require a special assessment should we proceed.

- **Awnings** for façade of building- the curb appeal of our building has long been a topic of conversation. We have secured a quote for the 4 east facing windows of the A and B line. The awnings we are considering are small, angular and will not deter lighting into the units, but will essentially just be a cosmetic addition to the façade. We have asked for renderings of what this would look like on our building. This material alteration would require a yes vote of 20 owners to proceed. We think that either grey or black awnings would look best. A good example of what is being suggested is the Monticello Oceanside Hotel on 63rd and Indian Creek. The quote to do the entire façade is \$65k. Every other floor (2-4-6-8) is \$38k and just the 2nd floor is \$12k. This will require a special assessment should we proceed.
- **Driveway Sealcoating or Asphalt.** Our driveway area is in need of some attention. In the simplest terms there are 3 steps in the asphaltting process. The most aggressive is to dig out all the old asphalt, level the land, pour new asphalt and then sealcoat the product. Our driveway is in varying states of need. The Southside requires all 3 steps, the Northside only requires a coat of asphalt and to be sealcoated. The front only requires sealcoating. The quote for this work is \$15k +permit. This will require a special assessment if we proceed. We can get another year out of our driveway with just sealcoating the entire area for \$1.8k.
- **Other Driveway Options:** Pavers were discussed but dismissed due to cost and upkeep. Concrete stamping will be looked into as the most permanent solution, however may be costly. Heidi Caine will advise the Board bid quotes for this work.
- **The hedge** in the Southeast side of the parking lot will be trimmed to allow better visual of the sidewalk.
- Lazaro will acquire a stencil to create **two lanes with arrows pointing left and right** for our exit off the property. This will allow traffic leaving the building to not have to wait at the light if the direction you want to travel is south.

Meeting was adjourned at 7:50PM.