

Ashley Condominium Association
5640 Collins Avenue
Miami Beach, Florida 33140

Draft- Meeting Minutes September 14, 2026

The meeting was called to order at 11am. All Board members were in attendance either in person or virtually. Also in attendance was Devorah Bleiberg , in person and Ari Ellenbogen virtually.

The purpose of the meeting was to address the 2 current violations received September 7th from the City of Miami Beach. One of the violations was for not pulling a permit to change out the lights in our parking areas and the other was for a small section of spalling in the NE corner of the building above the balcony of 8B.

The Board has 21 days from receipt of the violation of the concrete spalling and 30 days to respond to the lighting change.

The Board unanimously voted to have Cueto Engineering assist with the paperwork needed by the city for the concrete spalling and Ari Ellenbogen has until September 25th to provide an electrical contractor willing to assist with the lighting revision in our parking areas. Which involves pulling an after the fact permit and being on hand for the city inspections. If Ari is unable to provide an alternate we will proceed with the Electrical contractor who inspected our building for the 60 year recertification.

Monies incurred for these violations will be paid from the Reserve account.

The meeting was adjourned at 11:30am.