

CMW BOARD MEETING MINUTES
Wednesday July 05, 2023 @ 7:00 PM (EDT)

1. **Call to order and determination of quorum** - Call to order at ~7:05PM by Simon Malak. Four Board members were in attendance either in person or via Zoom: Gerasim Nyagolov, Gustavo Pineiro, Ann Smalarz & Simon Malak which constituted a quorum. Also present were ~6 other owners.
2. **Review and approve minutes of 04/06/2023 Quarterly Board Meeting** - A motion was made to waive the reading of the minutes of the last board meeting (04/06/23) since they were available in a previous email. The minutes were accepted as written by a unanimous vote.
3. **Updates -**
 1. *Review the second quarterly financial report:* Treasurer reviewed the CMW quarterly financial report as submitted with the July 05, 2023, Board Meeting Agenda. (See attached). Treasurer indicated where we had deficits and savings as indicated in his notes that were sent out.
 2. *Review Special Assessment:* \$100,000 currently in Reserve Fund. Approximately another \$12,000 in Special Assessments were received in July and have yet to be deposited. Treasurer made everyone aware and advised that the roof expense could increase the Special Assessment need by ~ \$75,000 - \$125,000 in additional assessments.
 3. *Review Reserve Study and need for SIRS (STRUCTURAL INTEGRITY RESERVE STUDY)*
 1. Tasha from FLL Building Dept letter about no need for SIRS – The City informed Treasurer and President that the 10-year inspection is good for next 10 years (from 2022) and we do not need an independent Structural Engineer to complete the “Milestone “inspection requirement for the Reserve Study. QUOTED FROM TASHA EMAIL – “*We can only define it as stated in the Broward County Board of Rules and Appeals Policy 05-05 Section E.... The 10-Year Building Safety Inspection will suffice as the Milestone inspection for 2424 NE 9 Street. The actual year built date per BCPA is 1969. Therefore, the next Building Safety/Milestone inspection will be due in 2029.*”
 2. *Phone conversation with Will Simons of Association Reserve “AR” clearly defining where we stand.* Cost is \$500-\$1000 for breakdown and separation to have AR breakdown the reserve study based on structural components compared to nonstructural components. Declined by unanimous vote.
 4. *Review and approval of roof bids (attached)* – Board reviewed and unanimously voted against renewing the current roof contract since a new roof is needed. Six bids were received, ranging from \$188,000- 400,000. The two most expensive bids were disqualified. Further research will be conducted on the remaining four vendors: Centimark, Paletz, Heroic, & International Roofing. Treasurer to confirm with the City whether a tapered roof is required or if a flat roof is acceptable (UPDATE – FLAT ROOF WAS CONFIRMED TO BE ACCEPTABLE) and will also contact the insurance company to inquire about discounted rates for a tapered roof (UPDATE – INSURANCE BROKER STATED THAT A TAPERED ROOF WOULD NOT AFFECT OUR INSURANCE PREMIUMS. INSURANCE COMPANY WILL ONLY LOOK AT THE AGE OF THE LIFE SPAN OF TH NEW ROOF). A follow up Board Meeting is scheduled for Wednesday July 12th at 7:00 PM to discuss the roof replacement project.
 5. *Review and approval of elevator bids regarding the elevator modification proposal-* All proposals received and attached to email for Owners to review. Treasurer to contact the City about future elevator requirements as brought up by All Service Elevators. PM to look into terms of current contract with Motion. (UPDATE – TREASURER SPOKE TO MOTION ELEVATOR SERVICE AND WAS INFORMED THAT WE ARE ON RECURRING 3 YEAR CONTRACTS – CURRENT CONTRACT EXPIRES IN SEPTEMBER OF 2024. MOTION ALSO EXPLAINED THAT THEY DID A DEEP EVALUATION OF OUR ELEVATOR AND SHORT OF THE POSSIBLE SUBMERSIBLE PUMPING UNIT, THAT CURRENTLY IS NOT LEAKING AND OPERATES WELL, WE WILL NOT NEED TO REPLACE OR MODERNIZE ANY OTHER COMPONENTS PER CODE. COST OF SUBMERSIBLE PUMP IN THE TIME WE NEED TO REPLACE IS \$14,800. TREASURER IS WORKING ON GETTING A DISCOUNT FOR THE DOOR LOCK MECHANISM “DLM” UPGRADE PROPOSAL FROM \$11,600 TO ~ \$9,000).
 6. *Robert Tower in 309 offered to clean building again for \$700/ month* – Motion made to remain with current vendor, Ace Cleaning. Board unanimously voted to reject proposal and keep Ace due to liability reasons.

7. PM report and the tasks that we have completed as a Board to date:

1. *Ace Cleaning* – resolved issues with cleaning. Ace proposed pressure wash for deep cleaning and advised that a new paint job may be necessary after the pressure wash. Board unanimously voted to reject power washing proposal.
2. *East side parking lot lights* –
 1. Issue resolved and receiving 6-month credit from FPL for payments made during service outage.
 2. Motion sensor light replaced by electrician as well as a fixture light in the building.
3. *Locks* -
 1. West side pool gate lock – repaired by locksmith.
 2. West side entrance gate lock – replaced by locksmith.
4. *Airbnb issues* – Reminder to please raise any issues regarding Airbnb to their respective unit management company. Notify PM of any common area issues that need attention due to Airbnb.
5. *Guest parking* – Reminder sent out again to building about guest parking rules along with assigned spaces.
6. *Waste management* –
 1. Republic has changed recycling pick up day to Mondays. PM to seek credit for missed recycling pickup day.
 2. Reminder to break down all boxes prior to placing them in recycling.
 3. Contract is renewed yearly and there is a possibility of an increase in price. Additional vendors are in place should issues arise.
7. *Truly Nolan maintenance contract up for renewal and will be spraying in late August. Payment is due by 08/31/23* – Contract is renewed and paid.
8. *CSC laundry machines contract up for renewal* – Contract up for renewal in May 2024, we may negotiate contract in December 2023. PM to look into backup vendors.

8. Other issues –

1. *Gardner* – Gardener instructed not to fill in holes on the side of the building and garden area near pipes to maintain plumbing access. Red cones will remain in these areas. Landscaping concerns raised for the south side parking lot; motion passed to replace bedding with white egg rocks and purchase 10 one- gallon bushes. Board unanimously approved.
2. *Estoppel fees* – Motion approved to charge \$250 for a 7-10 business day turnaround, and \$350 for a 3-business day turnaround upon receipt of payment for estoppel fees. PM to add fees to website.
3. *Pool* – Board approved the purchase of a new filter for the pool.

9. Owner input and questions

- i. *Lawsuit* – No updates or information received regarding the claim.
- ii. *Hurricane preparation* – Owner provided an email containing relevant information and PM to share with the building.

10. Adjourn - 9:02PM