

## CMW QUATERLY BOARD MEETING MINUTES

Wednesday April 10, 2024 @ 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 in person; Eileen Hunt, Anaila & Robert Tower, #206, #304 / via Zoom: other owners: Valeria, Gustavo Pineiro, Gerasim.
2. **Review and approve minutes of 02/07/2024 Annual Board Meeting** - A motion was made to waive the reading of the minutes of the last board meeting (02/07/2024) since they were available in a previous email. The minutes were accepted as written by a unanimous vote.
3. **Updates -**
  1. *Introduced Mariela Vela as the new Board Assistance.* Jillian Panzella is no longer the Board Assistant as of 04/01/2024.
  2. *Reviewed and discussed the budget: \$93,000 ~* Simon explained the money is in the reserve account and that \$90,000 is in a CD account for 60 days at a 4.5%. The \$3,000 is in the checking account.
  3. *As of today, we have covered all the expenses for this month, including around \$15,000 for the electrical boxes. We were able to recover almost \$12,000, which included \$3,700 for building expenses such as replacing the roof piping and the actual junking boxes.*
    1. *We had to replace 14 boxes at a cost of \$250 each.* Additionally, \$750 was spent on changing the box in the rec room.
    2. *We had to replace the vertical air ducts by breaking walls 302, 202, and 102 due to corrosion.* This caused the electrical pipe to stop supplying electricity to residents. Treasurer informed ~ **The building will cover those expenses not the residents.**
    3. *Disconnect box -* Checks in the amount of \$125. were returned to residents that did not have to be replaced, only the electric pipe which is the building responsibility.
    4. *Notification from Unit 201 (A/C unit does not need to be replaced)–* since Simon has a good relationship with owner will follow up.
4. **Other Issues -**
  1. *Elevator doors lock no update.* We paid \$4,800 including permit, balance of \$4800. We should not have problems with inspection(s).
  2. *The roof was inspected and approved.* Simon informed them that the leak was residual water from previous rains when the roof was being replaced.
  3. *Board Assistant-* going forward need to send a notice to **ONWERS/RENTERS** weekly – outlining task report etc.
5. **PM report and the tasks that we have completed as a Board to date:**
  1. *ACE cleaning company:* Zach proposed pressure cleaning the building twice a year.
    1. We can do it in Feb and August each year. The board unanimously voted to proceed once a year.
  2. *Staircases:* We will be working on three floors and staircases. Just a heads up, there might be some paint damage. **(We should set aside some money for future budgets to take care of it).**

## CMW QUATERLY BOARD MEETING MINUTES

Wednesday April 10, 2024 @ 7:00 PM (EDT)

3. *Pool Issues*—The leak was detected and repaired. Ryan recommended not proceeding with Rhino’s repair now. As of today, the leak has stopped.
    1. Simon will follow up on the above request pool repair. Leak detected / silicone patch.
  4. *PIKE Construction and FPL* will soon change all electric polls behind all buildings running along 9th St. Owners will be notified before the power outage.
    1. Since there is no tenant in 110, there is no need to expend or install additional light fixtures in the area.
  5. **IMPORTANT NOTE DICSUSSED**, FPL will be working in the area in the future and that would affect our building, but we should be notified when work will start, and we will advise all owners/renters.
6. *The reserve account is as follows: \$93,000*, in the Reserve Account (formally the Special assessment account), Treasurer left \$3,000 in checking account and, took \$90,000 put it into a 60-day CD – will pay 4.5% annually.
7. *Maintenance and repairs-*
  1. A new floor transition trim was replaced and the heater fence. Gates fixed but will not shut completely. Brick columns might be a problem. CMW paid \$515 for all 3 jobs.
8. *Insurance for the building was obtained and paid \$89,900.* New policy is uploaded to the website (Analia will post on website).
9. *Waste Management –*
  1. *The proposal was accepted instead of keeping Republic.* Mariela to try to make the transition smoothly.
  2. **UPDATE** from conference call on 04/17/24 – **Mariela was informed that we are in contract with Republic until 10/2025.** Mariela is attempting to have them match the cost of WM.
10. *Laundry Machines –*
  1. working on a deal with CSC as the agreement ended on 03/17/2024. Simon to negotiate with them new machines or a better percentage per machine.
11. *Owner Keys –*
  1. Still working on obtaining codes and copies of the key from certain units.
12. *Truly Nolen will come on Monday April 15, 2024*, to inspect 3 floor units (as per contract once a year). Need to email the owner of the 3rd floor units to obtain permission/authorization to get into their units. – Mariela took care of it.

## CMW QUATERLY BOARD MEETING MINUTES

Wednesday April 10, 2024 @ 7:00 PM (EDT)

**13. *Airbnb Issues* – The Board Decided to fine units that do not comply with the City and our building Rules and Regulations, as follow:**

1. The fine will be \$250 per violation. The unit with the violation will receive an email stating that it has 1 hour to resolve the situation and **if not a second email will be sent stating that a fine in the amount of \$250 will apply.**
2. The Board Assistant will create an email with all the Rules and Regulations and with this new resolution about fines that the Board has voted for. Also, the BA will create templates that will be used to notify – The owner, the manager and the board of the violation that gives them an hour to rectify and the notice that imposes the fine for the violation of \$250.

**14. Adjourn - 7:40 PM.**