

HOA Meeting Minutes – March 24, 2026

Platform: Zoom

Attendance:

Units 101, 104, 107, 108, 201, 202, 206, 207, 208, 211, 303, 304, 308, 309, 311

Topics Discussed:

1. Elevator Renovation Proposals - Attached

- Three bids were presented by Derik and Simon:
 - Motion (Axxion): \$148,000- our current vendor
 - All Services South Florida Elevator (ASSFE): \$135,700
 - TL Elevators: ~\$168,000 (eliminated due to highest cost)- **no attached**
- Difference between Motion and ASSFE: approx. \$13,000
- All proposals include required code compliance (A/C, fireproof doors, power integration).

Discussion Points:

- The proposal is to negotiate with Motion to:
 - Match ASSFE pricing, and
 - Waive prior repair invoices (~\$5,000–\$6,000)
- Existing contract with Motion has approx. 1 year and 9 months remaining.
- There was an option to obtain a fourth bid but may delay the decision, so it was not considered.
- Analia, Ann and other residents were concerned regarding service quality, warranty, and response time from Motion for all that happened during these last months.

Options Considered:

- A. Proceed with Motion if terms are matched and invoices waived
- B. Proceed with ASSFE (~\$136,000) and address Motion contract separately
- C. Obtain a fourth bid

Decision:

- Board (Simon, Derik, Gerasim) voted in favor of **Option A**: Ann and Analia voted for ASSFE
We will proceed with Motion (Axxion) if they agree to competitive pricing and improved terms.

2. A-Tech invoices pending: Regarding A-TECH invoices, Derek reported that A-TECH had not responded to questions about whether certain installations were part of the original contract, and he planned to follow up with them to get clarification before proceeding with payment.

3. Short-Term Rental (Airbnb) Issues

- It was an initial discussion regarding ongoing building concerns.
- There was an agreement to reinforce and clarify existing rules and regulations but will need a further discussion to continue at the next meeting due to the limited time with this Zoom link.

Meeting was ended due to Zoom link (only 1 hour) at 7:00pm

HOA Meeting Minutes – March 30, 2026

Platform: Jitsi

Attendance:

Units 101, 107, 108, 201, 202, 203, 204, 206, 207, 208, 211, 303, 304, 308, 309, 311

Topics Discussed:

1. Elevator Project – Final Update

- Motion (Axxion) agreed to a revised price of **\$135,000**.
- Prior invoices (~\$5,000–\$6,000) remain pending; credit not yet confirmed.
- Still, the Board agreed unanimously to proceed with Motion regardless of invoice resolution.

Next Steps:

- Simon will need to determine funding sources to pay for the elevator:
 - Reserves (SIRS and non-SIRS)
 - Operating account
 - We can have a possible special assessment of **\$30,000–\$35,000** to be evaluated by year-end, depending on ongoing expenses, and the money we need to have in the Reserves.
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2. Short-Term Rental (Airbnb / VRBO) Rules

Draft Rules Discussed:

- Only allowed platforms: **Airbnb and VRBO**
- Minimum guest age: **25 (exception for families with children)**
- **Occupancy: 1 bedroom 2 adult guests, 2 bedroom 4 adult guests** .This does not include children under 13 years old.
- Owners/managers must provide:

- Active listing URL to the Association
- Guest information (ID/passport, length of stay, arrival details) at least 24 hours prior- Submit information to the Association,
- Immediate notice for last-minute bookings if that occurs.
- No “guests of guests” allowed at all times.
- Update contact information details for responsible manager/owner: (phone number and email)

Building Rules Reinforced:

- Pool hours: 8:00 AM – 8:00 PM
- No glass in pool area
- No music at pool
- Quiet hours after 10:00 PM
- Proper behavior in all common areas

Violations & Fines (Discussion Ongoing):

- Current practice:
 - First violation notice via email
 - \$250 fine
 - 8-hour window to resolve issue
- Formal fine structure and enforcement process still under review to proceed according to Florida statutes.

Meeting was adjourned at 8:35 pm