

Board of Directors' Meeting  
Casablanca Condominium Association of Miami Beach, Inc.  
Wednesday, March 17, 2021 at 7PM  
VIA ZOOM  
**MINUTES**

Board Members Present

Gigi Bush, President  
Fernando Ostolaza, Vice President

Management Company Present:

Jose Luis Lopez – L&C Royal Management  
Albert Figueroa – IT for L&C Royal Management

Legal Counsel: Carolina Sznajderman Sheir, Esq.

Legal Liaison to the Board: Alex Steuben

On Wednesday, March 17, 2021, Casablanca Condominium Association of Miami Beach, Inc., held a meeting via Zoom to discuss topics as presented in the agenda. The meeting was recorded and conducted in English and Spanish. Based on the Zoom count, there were 27 participants.

**#1. Determination of Quorum** – Established.

**#2. Call to Order** – By Jose Luis Lopez, Manager, at 7:10 pm

**#3. Read & Approval of Minutes** dated February 5, 2021

Motion to approve made by Fernando Ostolaza, seconded by Gigi Bush – Motion Passes.

**Items #4, #6, #7** were discussed afterwards to first allow Ms. Sheir, Esq. to explain and clarify the legality of certain topics.

**#5. Implement Packages Delivery Procedure** – By Carolina Sheir, Esq.

Ms. Sheir prepared a draft regarding package delivery procedure on behalf of the Association. However, Mr. Schecher informed VP Fernando Ostolaza via e-mail that he wanted to continue handling the package delivery service at the rate of \$5 per package to renters, and no charge to resident owners, provided that the Association allow him to utilize the storage facility. Notwithstanding, following is a summary of the procedure that was discussed, on the other hand, Mr. Schecher might enact his own requirements.

- The Package Deliveries will be placed in a storage room until Unit Owners/Residents arrange to retrieve Package Deliveries. Service for Unit Owners/Residents will be free of charge. All others (renters) will be required to pay \$5 per package.
- Unit Owners/Residents must retrieve Package Deliveries within forty-eight (48) hours of its delivery.
- Acceptance of Package Deliveries shall be at the Unit Owner/Resident's sole risk and the Association shall not have any responsibilities or liability whatsoever, including, but not limited to any liability for the services provided with respect to the acceptance of Package Deliveries, including, but not limited to the following:
  - The Association shall not be responsible for ultimate delivery of the Package Deliveries to Unit Owner/Resident. Unit Owner/Resident must make arrangements to retrieve and track the delivery of Package Deliveries at its sole cost and expense.
  - The Association shall not be responsible to inspect and/or certify the condition of any Package Deliveries.

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- The Association shall not be responsible for any damage or loss to the Package Deliveries.
- The Association shall not accept Package Deliveries containing live and/or perishable goods.
- The Association shall not accept Package Deliveries containing any animals or wildlife.
- The Association shall not accept Package Deliveries containing medication or medical products.
- The Association shall not accept Package Deliveries containing any hazardous and/or flammable materials.
- The Association shall not accept Package Deliveries containing any illegal contraband.
- The Association shall have the sole right and discretion to refuse acceptance of Package Deliveries.
- The Association might limit the weight and size of packages.

#### **Resolution:**

Considering that the same service will be provided to residents at a less expensive fee; that the Association will be released of this responsibility; that the security guards will not have to assume additional duties. A motion to approve Mr. Schecher's request to provide the package delivery service for Casablanca residents was made to by Fernando Ostolaza, seconded by Gigi Bush – Motion Passes.

**#8. Long-Term Rentals Background Checks- Item was tabled.** Pending clarification of procedures. Motion to table item made by Fernando Ostolaza, seconded by Gigi Bush – Motion Passes.

**#9. Implementation of Fines – Item was tabled.** Pending clarification of procedures according to Statutes. Motion to table item made by Fernando Ostolaza, seconded by Gigi Bush – Motion Passes.

**#10. Appoint Grievance Committee Members - Item was tabled.** Resolution to be posted. Motion to table item made by Fernando Ostolaza, seconded by Gigi Bush – Motion Passes.

**#11. Implement Voting On-Line - Item was tabled.**

Ms. Sheir cited that Florida Law allows E-Voting. This is a great mechanism for owners, especially for foreign owners who will not have to depend on the postal service. Participating in E-Voting is optional. Implementing E-Voting is conducted through a company. Motion to table item made by Fernando Ostolaza, seconded by Gigi Bush – Motion Passes.

**#4. Financial Statements – By Jose Luis Lopez, Manager**

- There are currently 7 units in foreclosure – Cannot proceed with eviction until end of March.
- There are 4 units with liens.
- \$15K scheduled to be received by next week from one unit owner.
- Special Assessment payments collected as of February totaled \$98,656.60 (66%).
- So far in the month of March 53%. Some owners have paid the full amount.
- \$100K of the total \$969,402.60 owed has been paid to Florida Builders to continue the concrete restoration project.
- Regular Maintenance collections are in good shape.

**#6. 50-Yr. Recertification Update – By Jose Luis Lopez, Manager**

- Concrete restoration is 85-87% completed.
- Columns in TH1, 2, 3 & 4 will be inspected by engineer as they might have to be replaced.
- It is crucial to receive special assessment dues in order to pay Florida Builders the amount due or the project cannot continue. If so, failure to comply with the 50-Yr Recertification will result in the City of Miami Beach closing the building. City of Miami Beach can extend time period to complete project as long work is being performed.
- Fire Alarm new panel has already been installed. Final inspection within 2-3 weeks.
- Platform required by City of MB was done and also roof wall to comply with code.
- Some doors need to be replaced to code.

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### **#7. Website Update – By Albert Figueroa, I.T. for L&C Royal Management**

- The entire website was rebuilt. The website will be completed by the end of the week.
- Site will be operational by Monday and people will be able to communicate on-line.

### **#12. Community Update – By Jose Luis Lopez, Manager**

- Landscape in the front of the building should be completed by the end of the month.

### **#13. New Business – By Alex Steuben, Legal Liaison**

- Letters of violations against the community i.e. smoking weed, disturbances requiring police presence, etc., should be mailed to owners informing them that the Association can take quick legal action.
- Jose Luis Lopez, Manager stated due to the severity of the violations, three violation letters had been mailed to owners.
- Motion to approve mailing violation letters to owners made by Gigi Bush, seconded by Fernando Ostolaza. Motion Passes.

### **Question and Answer Session**

- Questions from several owners were answered in an open forum.

### **#14. Adjournment**

- Motion to adjourn the meeting made by Fernando Ostolaza, seconded by Gigi Bush.
- Meeting adjourned at 9:01 pm

*Minutes prepared by:  
Gigi N. Bush, President  
Board of Directors  
Casablanca Condominium Association of Miami Beach, Inc.*