

Board of Directors' Meeting
Casablanca Condominium Association of Miami Beach, Inc.

Monday June 28, 2021 at 7 PM

(Continuation of meeting held on May 31, 2021)

VIA ZOOM

MINUTES

Board Members Present (Via Zoom)

Gigi Bush, President
Maria Elena Izaguirre, Secretary/Treasurer

Management Company Present (Via Zoom)

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

Board of Director's Legal Liaison

Alex Steuben

On Monday June 28, 2021, Casablanca Condominium Association of Miami Beach, Inc., held its Board Meeting via Zoom. The meeting was recorded. Thirty one (31) participants were listed per the Zoom monitor. The Agenda Items were discussed as follows:

1. Call to Order

Motion to open meeting by Maria Elena Izaguirre, seconded by Gigi Bush, at 7:07 pm

2. Determination of Quorum – Established. Above-named Board members were present.

3. Reading and Approval of Previous Minutes

- Minutes of meeting held on June 14, 2021 were displayed on the screen.
- Motion to approve minutes was made by Maria Elena Izaguirre, seconded by Gigi Bush – All in favor – Motion passes.
- **NOTE:** Minutes of meeting held on May 31, 2021 (Budget Approval) did not need to be approved during the June 14th meeting since said meeting was left open pending receipt of essential votes (waivers).
- This meeting is the continuation of same meeting.
A total of 185 votes were received to approve the Budget 2021-22 without reserve.

4. Approve 2021-2022 Budget

Motion to approve Budget 2021-2022 without reserve was made by Gigi Bush, seconded by Maria Elena Izaguirre – All in favor – Motion passes.

Motion to close meeting made by Gigi Bush, seconded by Maria Elena Izaguirre – All in favor – Motion passes

Please note that due to the number of questions, the order of listed items in the Agenda was not followed. Once the meeting was concluded, a Question and Answer was held in an Open Forum
Please refer to the second page

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Questions & Answer Session:

Upon closing the meeting, an Open Forum session was held to allow participant owners to ask questions. It should be noted that as a result of the collapse of the Champlain Condo building, many owners had concerns about the official notices from the City of Miami Beach regarding the ongoing 50-yr certification of the Casablanca building.

Past President Alex Steuben asked to speak. Mr. Steuben pointed out that the previous and present Board had accomplished the 40-yr certification and approved the 50-yr certification. Despite complaints, criticism and innuendos from some unit owners who have not been involved and have not attended condo meetings during the past several years, the concrete restoration, which is part of the 50-yr certification, began in the midst of the Covid-19 pandemic. It is approximately 75% done. Mr. Steuben responded to queries from some owners who begrudged the special assessment and wanted to know – “What are we paying for? – He made it clear to look into the garage, the pillars, beams, support holding the columns, some of which are being redone, etc. In addition, two additional pumps were purchased to be prepared for the hurricane season and the king tides. The Board and Management are working very hard and diligently to ensure that the building is safe. Additionally, pictures of the work that is currently being performed on the building were displayed on the screen by Jose Luis Lopez, Property Manager.

Elevator Update & Manager’s Report – Jose Luis Lopez, Manager, informed that on June 2, 2021 the final inspection of the elevators was conducted. However, the inspector requested that one air conditioning unit placed to cool down the electronic equipment be connected to the generator. The inspector also requested that additional lights be installed at the landing of each elevator. These additional expenses were utilized as examples to inform owners of unforeseen expenses which impact our budget.

- The Manager’s Report dated June 24, 2021 was read by Gigi Bush.
- The current lien in favor of Florida Builders was clarified and explained in detail by the manager.
- Explanation given as to why the windows should remain closed – This is due to condensation caused when guests open the windows and leave the air conditioning on.
- Authorization from owners is needed in order to receive e-mails.
- Voting material (2nd notice) is mailed within 14 days

In closing, participants were given the opportunity to ask questions – All questions and their areas of concern were answered without time limits constraints.

Adjournment – Motion to adjourn meeting made by Gigi Bush, seconded by Maria Elena Izaguirre – All in favor – Motion passes – Meeting adjourned at 8:26pm

Respectfully submitted by:

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