

**Casablanca Condominium Association of Miami Beach, Inc.**

**March 3, 2022 – 7:00 PM**  
**(VIA ZOOM)**

**MINUTES**

**Board Members Present:**

Alex Steuben, President  
Fernando Ostolaza/Vice President  
Gigi Bush/Secretary Treasurer

**Management Company Present:**

Jose Luis Lopez  
Nayma Cardona  
Albert Figueroa, IT for L&C Management

On March 3, 2022, Casablanca Condominium Association of Miami Beach, Inc., held its Board of Directors Meeting (via zoom). The meeting was recorded.

**1. Determination of Quorum – Established**

**2. Call to Order— Motion to open the meeting made by President Alex Steuben at 7:10 pm**

**3. Reading and Approval of Previous Minutes**

Minutes of the Annual Meeting of Owners and Directors held on January 24, 2022 were read and displayed on the screen.

- ❖ Motion to approve minutes was made by Alex Steuben, seconded by Gigi Bush.
- ❖ All in favor – Motion passed.

Minutes of the Organizational Meeting of the Board of Directors 2022 held on January 24, 2022 were read and displayed on the screen.

- ❖ Motion to approve minutes was made by Alex Steuben, seconded by Gigi Bush.
- ❖ All in favor – Motion passed.

**4. Financial Statements**

- Balances for Maintenance and Special Assessments accounts were disclosed and read by Jose Luis Lopes of L&C Royal Management Co.

**5. Security**

- Alex Steuben reported that the Association is in the process of interviewing two Security Companies. This course of action is the result of various struggles with the current staff whereby guards do not roam, no reports are written, etc. The Board and Management want to improve the Security Services for owners as well as guests.
- Jose Luis Lopez mentioned that he has tried to work hard with the present company to maintain security in the building but it is difficult when dealing with incompetent guards.
  - ❖ Motion to replace current Security Company made by Alex Steuben, seconded by Gigi Bush – All in favor – Motion passed.
  - ❖ Fernando mentioned to try to keep a certain guard who is responsible and the issue is being addressed.

**6. 50-YR Re-Certification Update – Manager Report**

Manager Report – Dated March 3, 2022

The Manager Report was submitted by Management and displayed on the screen.

50- YR Re-Certification:

Alex Steuben suggested for owners to visit the garage to observe all the work that is being done, every day, including Saturdays. Steuben reiterated that if the work that is currently being done had not been performed, the building would have been closed. Fernando Ostolaza mentioned that recently one owner saw the garage and told him that he was very pleased with the work that is being accomplished.

- Chiller Room – Temporary support is in place to install new roof (4-6 week project). Trying to expedite project before the storm season. – The new Chiller is in storage.

**7. Owner Parking**

- Alex Steuben explained that the Association would be liable and as a result, approximately 15 -20 scooters were removed.
- Notices of the Parking Regulations were mailed to all owners.
- LLC's owner of record gets the green pass – No green pass, vehicle gets towed.
- At least ten (10) vehicles who have handicapped parking stickers are not owners. They have to pay and valet park their vehicles.

**8. Community Update**

- Alex Steuben reported situation regarding Unit #414
- Unit owes a lot of money to the Association. – Unit can be rented to recover amounts due to the Association. Unit is available to any owner to rent from the Association with a one (1) year lease. – The owner that leases the unit can rent it on a Short-Term basis if he or she obtains a Short-Term license, or it can be rented with a six (6) month lease – Contract must have stipulation that Unit might have to be vacated within sixty (60) days. – If interested in property, send offers in a sealed envelope to L&C Royal Management – Unit will be available for viewing during two (2) weeks – Letter will be prepared and distributed among all owners with pertinent information.

**9. New Business**

- Bets to polish lobby floor are being obtained.
- Order of 25-30 lounge chairs for the Pool area.
- Plants in the Lobby are going to be replaced and maintained in-house.
- Once these projects are finished, will move to have building windows cleaned.

**Q&A Session**

At the completion of discussing Agenda Items, the floor was open to all attendees.

Only two participants asked questions which were answered to their satisfaction. Both commented that they were pleased with the work that was being done.

**10. Adjournment**

Motion to adjourn the meeting made by Alex Steuben, seconded by Fernando Ostolaza.

Meeting adjourned at 8:04 pm.

Submitted by:

Gigi N. Bush, Secretary/Treasurer

Casablanca Condominium Association, Inc.