18101 Collins Avenue Condominium Association, Inc.
Board of Directors Meeting

Wednesday, June 30, 2021
18101 Collins Avenue Condominium Association, Inc.

Trump Palace (Mezzanine Party Room & Zoom Meeting)

Present: Gary Guido (President), Robert McClelland (VP), Leonard Kosson (Director), Gil Dezer (Secretary), Harvey Rose (Treasurer), Ana Davalos, Cary Batista, Carlos Pulido, Audrey Ortiz-Blackmon

Call to Order and Establishment of a Quorum:
The meeting was called to order at 10:16am by Mr. McClelland. It was established that a quorum of the Board was present.

Proof of Notice of Meeting:
The Notice of Meeting was posted at highly visible locations throughout the community 48 hours prior to the meeting.

Approval of Minutes:

Motion: Leonard Kosson made a motion to approve the May 28, 2021 open board meeting minutes. Gary Guido seconded the motion. All were in favor. The motion passed.

Financial Report

For the first quarter of the year the association is under budget and in a healthy cash position. There are 4 Certificate of Deposit accounts that will mature in 2021. Two CD'S that matured were transferred to the popular reserves account.

Old Business:

Rooftop AC Project Update

The project has been completed and inspections have passed. Dampers and actuators are not part of the install and belong to the life and fire safety of the building. Actuators with Honeywell are covered 25-30% and 135 need replacement. Inspector required the actuators to be installed (with permitting) by a licensed HVAC company and to be tested every two years.

Elevator Remodeling Project Update

Five of six elevators are completed. The renovation of elevator #6 will begin the second week of August once the rope repair is completed and the sheaves are installed in elevator #5. TK will credit us two months of our invoice for elevator #6.

Building Painting Update

The companies that provided bids will resubmit bids that include the electrostatic of all railings. Bids are expected to be received by July 6th. The board suggested the first five floors to be painted with electrostatic.

New Business:

Re-Certification of the Suspended Maintenance Equipment

Four bids were received. The Board unanimously made a motion to hire Probel (original certified company) for the re-certification of the roof anchors.

Fallen Medjool Palms in Front Entrance

Board agreed to replace both medjool palms on the entrance ramp. Medjool palm on Collins Ave will be cut down. Brightview will inquire with the City of Sunny Isles if the medjool palm on Collins Ave need to be replaced.

Stolen Bicycles from Garage Area Incidents

The board agreed to purchase signs that state the association is not responsible for any theft or damage to bicycles. Signs will be posted in the bicycle room and the upper garage bike staging area.

Cable Contract

Management will contact Hotwire to set up a presentation for next board meeting.

Over Budget Electric Bill

A meeting is set up for July 9th with a representative from Florida Power and Light to conduct a survey of the building.

Extra Security 4th of July Weekend

Marksman Security will have extra security patrolling the cabana and front gate area for the 4th of July Holiday Weekend.

A motion to adjourn was set by Mr. McClelland at 12:33PM. The motion was seconded by Mr. Kosson. All were in favor. The motion passed.

Gil Dezer _____ 8/11/2021

Gil Dezer, Secretary Date