

7TH MOORINGS CONDOMINIUM ASSOCIATION
c/o AMS-FLA/USA SERVICES
9000 SHERIDAN STREET, SUITE 166
PEMBROKE PINES, FL 33024

Meeting held at 7th Moorings Condominium Association
18555 N.E. 14th Avenue - MICC
N. Miami Beach, FL 33179
Meeting date 12/4/2024
7:30 PM
2025 Budget Meeting Minutes

Participants: BOD Members – Claudia Santa Maria (CSM), Nilda Rolon (NR), Paolo Barone (PB), Inocencio Romero (IR), & Nelly Corochano (NC).

Also present from AMS-FLA management company - Bill Maldonado (BM) & Jackie Carter (JC).

A total of 43 votes were casted consisting of 5 BOD members plus 38 proxies and/or ballots from unit owners and members present as follows:

Members: 101, 102, 103, 104, 105, 106, 109, 111, 112, 200, 201, 202, 203, 205, 206, 207, 208, 209, 210, 211, 212, 300, 301, 302, 303, 304, 305, 306, 307,308, 309, 311, 312, 400, 403, 404, 405, 406, 407, 408, 409,& 412.

Meeting called to order at 7:52 PM

- BOD Quorum was certified.
- Roll Call completed.
- Proof of notice mailer verified.
- Motion by NR to approve and waive the reading of the minutes from previous meeting, second by PB, none opposed motion carries.
- BM explained the purpose for the 2025 budget meeting and asked if there were any questions. Several questions were asked. It was explained the insurance for 2024 has increased its premiums. Insurance premiums increased from \$101,000.00 in 2024 to \$120,000.00 in 2025. Administration fees increased from \$57,525.25 in 2024 to \$66,701.25 in 2025. Utilities also increased from \$78,500.00 in 2024 to \$82,400.00 in 2025. The Board has decided to add contingency funds totaling \$32,670.00 for 2025.
- As a result, there will be an increase in the monthly fees, for 2025 Fees for 2025 will be \$463.00, \$555.00 & \$611.00 per month, respectively.
- Several members shared concerns inclusive of the following:
 1. Janitorial quality concerns. Members wanted an improvement in the quality of the janitorial efforts.
 2. Members requested BOD perform an evaluation of the Janitorial person's ability to perform his duties and the need for additional help.
 3. Discussions were had in considering Terminating the Comcast service agreement. The Board will look into this and schedule a meeting to allow owners to vote on terminating the Comcast services agreement.
 4. The Board reported a new roofing system has been installed & restoration/painting contractors have begun and should be completed soon solicited. Once the restoration and painting is completed the contractor will make necessary repairs to the park lot inclusive of resealing the parking lot, repaint and re-stenciling.
 5. JC along with CSM & NC counted & recorded the votes submitted for the 2025 Reserves.
 6. In 2025 the Board agreed to Post the monthly financial reports in the lobby.
- Voting for waiving the fully funded reserves for 2025 budget results are as follows:

Zero no votes and 43 yes votes to waive the fully funded reserve for fiscal year 2025. The 2025 maintenance fees will increase as outlined above. This is the last year the members will be allowed to waive the fully funded reserves.

- Motion to accept/approve the 2025 budget, as outlined/distributed, made by NR second by PB, none opposed. Motion carries.
- Motion by PB to adjourn meeting. Second by NR. Meeting adjourned at 9:22 p.m.

Minutes by W. Maldonado – AMS-FLA property Manager