

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 12/7/2022
7:00 PM
2023 Budget Meeting Minutes

Participants: BOD Members – Claudia Santa Maria (CSM), Nilda Rolon (NR), Paolo Barone (PB).
And Svetlana Pliskina (SP). Excused absence – Sergio Martinez

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

A total of 29 votes were casted consisting of 4 BOD members plus 25 proxies/ballots from unit owners and members present as follows:

Members: 100, 102, 105, 106, 107, 109, 112, 201, 202, 203, 206, 207, 209, 210, 211, 212, 301, 303, 307,310, 311, 312, 401, 403, 405, 406, 409, 410 & 412.

Meeting called to order at 7:10 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 2023 budget meeting and asked if there were any question. Several questioned were asked. It was explained the insurance for 2023 has increased its premiums. The 2023 Budget would have a shortfall of approx. \$70,000.00. The members were opposed to continued special assessments to cover the yearly shortfalls. Therefore, the new operating account for 2023 would require a total increase of approximately \$70,000.00.
- As a result, units paying \$251.00 per month would pay \$286.00. Units paying \$301.00 would pay \$465.00 and units paying \$331.00 would be paying \$511.00 per month in maintenance fees.
- Jackie & Howard ,made a detailed presentation of the proposal and went over every line item and explained the reason for the increases in several of the items. Administrative fees increased by \$3,000.00 over last year. Insurance increased by \$24,000.00 over last year. Utilities increase by \$19,000.00 over last year. The contingency fund increased to \$24,000.00 from zero.
- Several members shared concerns inclusive of the following:
 1. Janitorial quality concerns. Member wanted an improvement in the quality of the janitorial efforts.
 2. Members requested BOD perform and evaluation of the Janitorial person's ability to perform his duties and the need for additional help.
 3. Prepare a general notification to all owners in regards to member involvement and participation in helping to prevent additional janitorial involvement.
 4. Solicit proposals from roofing contractors.
 5. Solicit proposals to paint the building
- SP, and SM counted & recorded the votes submitted for the 2023 Reserves.
- Voting for 2023 proposed budget results are as follows:

Zero no votes and 29 yes votes to waive the fully funded reserve for fiscal year 2023. The 2023 maintenance fees will increase as outlined above.

- Motion to accept/approve the 2023 budget as outlined/distributed made by CSM, second by PB, none opposed. Motion carries.
- Meeting adjourned at 8:27 p.m.

Minutes by W. Maldonado – AMS-FLA property Manager