

7th Moorings Condominium Association, Inc.
c/o USA SERVICES
9000 Sheridan Street - Suite #166
PEMBROKE PINES, FLORIDA 33024
TEL (954) 983 1221 FAX: (954) 983 1223

Meeting held at MICC Clubhouse
18601 NE 14th Ave –
North Miami Beach, FLORIDA 33179
Meeting date 3/26/2026
2026 Annual Meeting Minutes

Agenda:

1. Selection of Election Committee
 2. Certify Quorum – call to order
 3. Proof of meeting notice
 4. Reading and approval of minutes of last meeting
 5. Election of Board of Directors
 6. Introduction of new Members
 7. New Business
 8. Old Business
 9. Adjournment
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1. Selection of Election Committee was unnecessary since an election monitor was petitioned by association members and appointed by the Department of Business and Professional Regulation. Pursuant to the provisions of section 718.5012(10), Florida Statute and rule 611B-23.00215 Florida Administrative code Mr. James Gonzalez & his assistant Tyler Misomali have been contracted to serve as election monitor who will conduct the election of directors at the association annual meeting
 2. Quorum was certified. Board members present included: Nilda Rolon (NR), Claudia Santa Maria (CS), Paolo Barone (PB), Nelly Corrochano (NC) & Inocencio Romero (IR) A total of 37 members were physically present and via proxy inclusive of BOD members as follows: Units 101, 102, 103, 105, 106, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 211, 300, 301, 302, 303,304, 305, 306, 307, 308, 309, 310, 311, 312, 400, 401, 403, 405, 406 & 409 Meeting called to order
Also present: Bill Maldonado – AMS – FLA.
 3. Proof of the meeting notice was certified via proof of notice Affidavit.
 4. Motion by PB to waive the Reading and approve the minutes of the last meeting, second by NR. None opposes motion carries.
 5. The monitor and his assistance validated all of the submitted ballots submitted by comparing signatures on the ballot envelope with the signatures shown on the county recorded deeds. A total of 44 envelopes were submitted, of which 3 (units 300, 403 & 408) were not valid.

At 7:57pm pm the monitor closed the poles. Therefore, the monitor counted and certified a total of 41 valid envelopes consisting of 196 tallies with results as follows:
Nelly Corrochano – 40 votes
Inocencio Romero – 37 votes
Paolo Barone – 36 votes
Claudia Santa Maria – 36 votes
Judith Valdez – 36 votes
Jesus Hernandez – 11 votes

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6. The monitor announced the new members of the 2026 Board of directors receiving the most votes as follows:
Nelly Corrochano
Inocencio Romero
Paolo Barone
Claudia Santa Maria
Judith Valdez
7. New business – members were allowed to register their complaints and concerns as follows:
 - There were several washer and dryer complaints ranging from washing and dryer machines not working and loss of money. Members would call Machine contractor to register their complaints, but no one ever replied to address the reported concerns and complaints. Management to send letter to Contractor regarding the reported complaints and to request necessary repairs or replacement of machines that no longer work as expected.
 - Send violation letter to unit 204 dogs peeing though out the property in the flower beds
 - Board asks Janitorial personnel to clean outside entrance doors to units, throughout the property, as necessary.
8. No old business was discussed
9. Adjournment – Motion by PB to adjourn meeting, second by CSM. None opposed.
Meeting adjourned at 8:27pm

Minutes by W. Maldonado – AMS-FLA