

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 12/8/2021
7:00 PM
2022 Budget Meeting Minutes

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

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

A total of 41 votes were casted consisting of 4 BOD members plus 37 proxies/ballots from unit owners and members present as follows:

Members: 100, 102, 103, 105, 106, 108, 109, 111, 112, 200, 201, 202, 204, 205, 206, 207, 208, 209, 210, 211, 300, 301, 302, 304, 305, 306, 307,309, 311, 312, 401, 403, 404, 405, 406, 407, 408, 409, 410, 411 & 412.

Meeting called to order at 7:12 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 2022 budget meeting and asked if there were any question. Several questioned were asked. It was explained the insurance for 2022 has increased its premiums. The 2022 Budget would have a shortfall of approx. \$25,000.00. The special assessment of \$25,012.00 will be in effect until the end of the year in order to cover the shortfall expected in 2022. The balance would be moved to the Contingency account. 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 commercial/private janitorial services contractors.
 5. Nilda to ask landscaper to clean and clear the canal under the bridge by the parking lot.
- SP, and SM counted & recorded the votes submitted for the 2022 Reserves.
- Voting of 2022 proposed budget results are as follows:
Zero no votes and 40 yes votes to waive the fully funded reserve for fiscal year 2022. The 2022 maintenance fees will remain the same as 2021.
- Motion to accept/approve the 2022 budget as outlined/distributed made by NR, second by SP, none opposed. Motion carries.
- Meeting adjourned at 8:40 p.m.