

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

2600 COLLINS AVENUE, UNIT 203
MIAMI BEACH, FL 33140

Location: Office, Unit 203
Date: 02/17/2024
Time: 9:30 AM
Facilitator(s): Juliana Rangel
Angelina Zalaquett
Timekeeper: Monica Powers
Note Taker: Monica Powers

FEBRUARY SPECIAL ASSESSMENT MEETING

Attendees

Darren Sherland (411)	Juliana Rangel	Consuelo S.B. (202)
David Beltz (310)	Angelina Zalaquett (CAM)	Erica B. (310)
Jean Paul Rabbath (410)	Vita B. (307)	Eddie Z. (305)
Monica Powers (507)	Gary B. (403)	Marcia Z. (311)

INTRODUCTION

Topic:	Introduction By:	Responsible Party:
Meeting commenced	David Beltz	N/A

- 9:33 am
- Established Quorum
- All current and former board members present
- No other candidates ran for board. All former board members accepted new term for 2024.
- The 2024 Board positions will remain as follows:
 - Jean Paul Rabbath, President
 - David Beltz, Vice President
 - Darren Sherland, Treasurer
 - Monica Powers, Secretary

Topic:	Introduction By:	Responsible Party:
Review of Last Meeting	David Beltz	NA

- Meeting minutes from Annual board meeting held on 9/30/2023 approved.
- Motion to approve minutes from last meeting by JP, seconded by Darren.
- All members of the board approve.

PREVIOUS BUSINESS

Topic:	Introduction By:	Responsible Party:
Pool Permits/AC racks and Stairs	Darren Sherland	Darren Sherland

- Pool permit approved by the City of Miami Beach
- Pool permit needs to be approved by the Health Department

- Repairs required by Health Department are about 50% complete
 - Once repairs are done, Health Department will re-inspect
 - Contingency from Special Assessment will cover addition repair costs
- Stairs and AC racks have been completed. All costs covered in contingency. No additional Special Assessment needed.

Topic:	Introduction By:	Responsible Party:
AT&T	Darren Sherland	N/A

- AT&T autopay accrued charges when AT&T services were down.
- About 50% refunds have come in from AT&T and remainder by EOM.

Topic:	Introduction By:	Responsible Party:
Previous Special Assessments	David Beltz	N/A

- Motion by David B. to approve all completed work in Pool/Stairs and AC rack Special Assessment with only minor things left to finish/inspect
- Total assessed \$25,498.00. Spent \$23,276.38. Oversight fee \$2400. Remaining Balance \$(178.38)
- Motion seconded by JP. All board members approve.

UNFINISHED BUSINESS

Topic:	Introduction By:	Responsible Party:
Elevator Upgrades	David Beltz	LBC Board

- Waiting on final heat load report. All other subcontractors have been signed up.
- Need to get all subs in contact with each other to get all questions/concerns in order. Once final price is received, attorneys will review the proposals and give the final OK.
- Elevator tech has already fixed the elevator eye due to damage.
 - This is part of the elevator project and they will bill us when the other elevator upgrades are being completed.
 - More and more illegal moving of furniture has been happening. This results in damages to the elevator and common areas and must be monitored.

Topic:	Introduction By:	Responsible Party:
Parking Issues	Juliana Rangel	Juliana R., LBC Board

- Unit 309 car is still pulled forward. Juliana reports that the man in 309 has made a threat and said he "will bring a rifle to the building to kill people." Juliana will write a police report to file this threat.
- David raises motion to allow Juliana to file a report. Board unanimously approved.

Topic:	Introduction By:	Responsible Party:
Aging water meter reports	Juliana Rangel	LBC Board

- At least 14 water meters in the building have not been updated. Some owners have been caught taking their water receptors off. This is technically theft and can be reported to law enforcement.
- Could be thousands of dollars accrued for large families.
- One unit remaining with outstanding debt: It has been a significant amount of time and the owner will be notified today. If payment is not received, it will be reported to the attorneys.

- Some owners are consistently late or behind on payments for water, HOA, and special assessments.

NEW BUSINESS

Topic:	Introduction By:	Responsible Party:
Reserve Funding (Proxy)	Juliana	LBC Board

- 21 yes, 3 no (of 42 units total)
- Majority yes, reserve funding is approved.
- JP raises motion to approve budget for 2024. Seconded by David. All board members approve.
- Motion to approve \$25k reserve by David. Seconded by JP. All board members approve. Last year for option vote. This will be required starting in 2025 no matter what.
- New HOA fees will go out to owners after this meeting and will be posted in the elevator.

Topic:	Introduction By:	Responsible Party:
40-year recertification	JP	LBC Board

- LBC has been served by the City to get a structural and electrical report for the building.
 - Engineers will write report and provide to City for City to review. The report will state necessary repairs for our building that will then be completed for the City to inspect.
 - Repairs are expected based on situations with other similar buildings in the area.
 - Signing up an Electrical and Structural engineer together will be the best deal.
 - They will have to come into units to assess electrical.
 - The building will incur expenses from the inspection for the report and owners may incur individual expenses with the holes made in their units.
 - Based on other projects around our building our building will need work.
 - Members agree that the best way to do the work required in the report would be all at once.
 - Balconies will most likely be a big-ticket item in the coming special assessment for these repairs. May include railings, flooring, attachment of balcony to building, lights, etc.
- There will be multiple Special Assessments coming, at least one for the elevator upgrades and one for the structural/electrical report.
- Next special assessment meeting will probably be via zoom.

Topic:	Introduction By:	Responsible Party:
Meeting adjourned	JP	N/A

- Motion to adjourn meeting by JP, seconded by Darren.
Motion approved unanimously by all active board members.
- Meeting adjourned: 10:47am