

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

2600 COLLINS AVENUE, UNIT 203

MIAMI BEACH, FL 33140

Location: Office, Unit 203

Date: 09/16/2024

Time: 7:00 PM

Facilitator(s): Juliana Rangel

Timekeeper: Monica Powers

Note Taker: Monica Powers

FEBRUARY SPECIAL ASSESSMENT MEETING

Attendees

Darren Sherland (411)	Monica Powers (507)	Consuelo S.B. (202)
David Beltz (310)	Juliana Rangel	Edward Z. (305)
Jean Paul Rabbath (410)	Gary B. (403)	Angelina Z. (CAM)

INTRODUCTION

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

- 7:05 pm
- Established Quorum
- All current and former board members present

Topic:	Introduction By:	Responsible Party:
Review of Last Meeting	David Beltz	N/A

- Darren motions to approve the minutes. JP seconded. Motion approved unanimously by all active board members.
- Meeting minutes from Annual board meeting held on 2/17/2024 approved.

PREVIOUS BUSINESS

Topic:	Introduction By:	Responsible Party:
COMB Recertification and Repair Special Assessment	David Beltz	N/A

- Structural done, electrical done. COMB provided letter that we passed recertification.
- JP motion to approve special assessment amount. David seconded. Motion approved unanimously by all active board members.
- Building has 15 days from today to pay the City of Miami Beach for recertification (October 1st).
- Individual owners will receive correspondence for amount after meeting.
- Report to be uploaded to Lake Beach Club website.

UNFINISHED BUSINESS

Topic:	Introduction By:	Responsible Party:
Elevator modernization	David B.	LBC Board

- Waiting on final quotes from engineers to put together project. Pending mechanical and electrical engineering drawings.
- Elevator upgrades will require a special assessment.
- Once all numbers are together, the board will have another meeting.

NEW BUSINESS

Topic:	Introduction By:	Responsible Party:
Rental Leases	David B.	Applicable Unit Owners

- 6 or 7 expiring leases in the building.
- New tenants coming in and the owners are not providing the necessary paperwork to the board.
- If necessary paperwork is not provided, the board will not approve the lease.
- At least one identification of an unregistered guest. Realtors are also not providing the necessary documents and expecting the board to do extra work.
- The rules and regulations have not changed.
- The board also needs the lease renewal paperwork.

Topic:	Introduction By:	Responsible Party:
Water meter non-payments	David B.	Applicable Unit Owners

- Several water meters in individual units are broken and several units have not paid months of water bills.
- 21 units have problems or potential problems for broken water meters and non-payment.
- Unit owners are responsible for payment, but board is contacted by UU to pay.
- Repairs to water meters will need to occur on a specific day. The board will need to access your unit on this day. Correspondence will go out before this happens.
- Letter will be sent to all units to notify and to correct issues in a timely fashion.

Topic:	Introduction By:	Responsible Party:
AC unit disconnect box	David B.	Applicable Unit Owners

- Inspector saw all disconnect boxes of all AC units. AC units are being replaced but the disconnect boxes have not been replaced. An old disconnect box plus new AC will cause fire hazard.
- If you need a new AC, you will need to get a new disconnect box which will require a permit.
- Motion by David for owners to get a permit with the COMB to get new disconnect box when there is an exchange of a new AC from here forward. Seconded by Darren. Motion approved unanimously by all active board members.

Topic:	Introduction By:	Responsible Party:
Board Authorization for all permits	David B.	Applicable Unit Owners

- All permits with the City of Miami Beach must obtain an authorization letter from the Board.

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

- Motion to adjourn meeting by JP, seconded by David
Motion approved unanimously by all active board members.
- Meeting adjourned: 7:47pm