

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

SPECIAL ASSESSMENT MEETING

Minutes from March 21, 2026

1. Roll Call: President- Marcia Zikowski, Vice President- Lyanmarie Ruiz, Treasurer- Darren Sherland, Secretary- Nahid Shahry
2. Establish Quorum: yes- 4 of 4 members attending.
3. Approval of Previous Meeting Minutes: Minutes from the meeting held on February 14, 2026 are already approved. Minutes for the Yearly meeting held today are pending.
4. The Board will discuss and adopt the required flat roof replacement project which includes the below:
 - a. Disclose the board approved proposal from Best Roofing to remove and dispose of the existing flat roof, move all A/C units, install new hurricane rated racks as required by the city of Miami Beach, and replace and reconnect the A/Cs after the roof work has been completed.
 - i. Once Best Roofing receives a deposit, it will take approximately 8-11 weeks to obtain all of the necessary permits and then work can begin
 - b. All A/C units will need to be tested and verified to be in working order. If members do not grant access to their unit to test and verify the existing working condition of the equipment, Best Roofing and the Lake Beach Club Association will not be liable to repair any non-functioning units upon completion.
 - i. Board plans to take photos/video of all A/C units (roof, closet) before and after roof work.
 - ii. Estimates for the replacement of older A/C units at the expense of the Owner will be made available by request.
 - iii. A/C shut off will be by line and will be for a duration of approximately 2-3 days. There will be no A/C available for about 2-3 days when your line is worked on.
5. The Board will vote to adopt and levy the Special assessment Darren 1st, Marcia 2nd, all yes:
 - a. Distribution of the Special Assessment Recitals
 - b. Notice of Unit Owner breakdown and due date: due by April 24, 2026
 - i. Board is obtaining estimates to replace the stairwell doors, handle on the garbage door, and lights outside