

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

2600 COLLINS AVENUE, UNIT 203

MIAMI BEACH, FL 33140

Location: Office, Unit 203
Date: 02/14/2026
Time: 9:00 AM
Facilitator(s): Juliana Rangel
Timekeeper: Monica Powers
Note Taker: Monica Powers

FEBRUARY BOARD MEETING

Attendees

Darren Sherland (411)	Unit Owner 403	Unit Owner 301 and 311
David Beltz (310)	Unit Owner 202	Unit Owner 305
Jean Paul Rabbath (410)	Unit Owner 501	Unit Owner 206 (on phone)
Monica Powers (507)	Unit Owner 402	Unit Owner Representative 307
Juliana Rangel	Unit Owner 308	
Edward Z. (305)	Unit Owner 409	
Angelina Z. (CAM)	Unit Owner 503	

INTRODUCTION

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

- 9:06 am
- Established Quorum
- All current and former board members present

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

- David motions to approve the minutes. Darren seconded. Motion approved unanimously by all active board members.
- Meeting minutes from last meeting approved.

PREVIOUS BUSINESS

Topic:	Introduction By:	Responsible Party:
2025 Last Meeting/Minutes Recap	David Beltz	N/A

- AC permit and electrical box replacements
- Parking and non-registered guest issues
- Pet policy

- Water meter reading issues and water meter replacements
- Insurance renewals and inspections
- Minor repairs to keep up to date with insurance renewals
- Goal is to transition building to new board with clear path forward
- Garage drain flooding completed. Drains were very clogged but with sea level and water table levels flooding may never be perfect

UNFINISHED BUSINESS

Topic:	Introduction By:	Responsible Party:
Roof Proposals/SIRS Report	JP R.	LBC Board

- Have until next year insurance renewal to commit to roof proposal
- Must go through insurance company for advice on roof materials
- Roof replacement is only for flat part right now, tiles still have 10-year life left
- Structural Integrity Reserve Study (SIRS) noted we need a new roof
- Building has 2 sets of reserves
 - Regular reserves
 - SIRS reserves (because of Surfside collapse)
- Have 7-8 proposals, narrowed down to 2 proposals
 - 2 companies that have been narrowed down do everything related to whole roof projects (roof, electrical, mechanical, etc.)
- Hopefully this will lead to insurance discounts
- Ask about AC replacements for each unit owner if their units are at end of life
- Roof company will inspect each AC unit and will give report on status on each vertical line
- When replacement gets done, there will be a process for each owner to test units before and after roof replacement
- If everything is proactive before replacement, it is possible contractors could do one section in a day
- At every AC unit, there is a unit disconnect box. Roof replacement will include every AC disconnect box

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

- Project is in cab replacement stage
 - Doors
 - Electrical support
 - Camera
 - cables
- Emergency button has been relocated in lobby
- Monitoring issues that arise as elevator gets replaced
- Trying to keep up with code changes as project has been ongoing
- Deposit was put down 1.5 years ago before prices have gone up
- Entire project should be wrapped up soon
- Austin Electric and Prestige Elevator have been working together
- New payment to Austin Electric recently for milestone completion in project
- Need to be diligent about protecting new elevator equipment

Topic:	Introduction By:	Responsible Party:
Water Meter Inspections/Repairs	JP R.	LBC Board

- Some units still need water meter repairs/replacements
- Old board will give new board list to keep following up on

Topic:	Introduction By:	Responsible Party:
Alarm Panel Replacement	JP R.	LBC Board

- Panel required by City of Miami Beach
- About \$100k for replacement, some proposals have already been received
 - One worked on another building in the area and comes highly recommended
- New alarm system has to communicate with the new elevator
- Can't replace alarm until elevator project has been completed
- Once elevator is complete and compatibility between elevator and alarm have been determined, then new alarm can go in
- Updates to existing alarm have been done to pass inspections but will need new one soon
- Existing alarm panel has issues when power goes out
- New codes will require more detectors in hallways and units and will go along with new alarm panel replacement
- Possible we need updates related to sprinkler system in building

Topic:	Introduction By:	Responsible Party:
Lobby door and pin repairs	JP R.	LBC Board

- Renters not aware of how careful you have to be with door and locks
- Existing door is connected to intercom via wiring so it is very complicated
- Replacement of door and intercom will have to come soon
- A quote has been received right now for about \$10k

Topic:	Introduction By:	Responsible Party:
Fire Inspections and Backflow Replacements	JP R.	LBC Board

- Replaced fire backflow during covid, ended up cheaper than having to fix it
- All fire inspections have been passed

Topic:	Introduction By:	Responsible Party:
2025 Financial standings	JP R.	LBC Board

- Surplus of about \$36k
- Had some incidental repairs throughout the year that cost in total about \$34k so ended up about breaking even
- Upped reserve account a few years ago so we are catching up on being fully funded
 - We will be fully funded to the reserve study this year if we contribute \$60k

NEW BUSINESS

Topic:	Introduction By:	Responsible Party:
Postponement of Annual Meeting	David B.	LBC Board

- Attorney is new, so meeting paperwork was delayed

- No running intents were received by required date
 - Now there are people who want to run so this needs to be captured in documentation
- Current board wants elevator done before new board transition

Topic:	Introduction By:	Responsible Party:
Board Transition Important Notes	JP R.	N/A

- Important Items noted by current board members
 - Keep transparency with all members via board meetings
 - Ongoing coordination with contractors and City representatives
 - Important projects
 - New cable contract with Breezeline
 - New trash/recycling contract
 - Door replacements
 - Landscaping updates
 - New elevator
 - New backflow
 - Due diligence to get competitive pricing
 - Consistently handled complex day to day challenges of building
 - Managing unregistered occupants
 - Managing parking issues and violations
 - Stopping unpermitted construction
 - Hoping new transition will be successful
 - New board transition will include new management company
 - Will be expensive and building may not make as much as previously made with Juliana's efforts
 - Hoping to keep up to date with new company and negotiate to help save as much money as possible

Topic:	Introduction By:	Responsible Party:
2026 Annual Meeting	David B.	All Unit Owners

- The 2026 Annual Meeting is scheduled for March 21, 2026.

Topic:	Introduction By:	Responsible Party:
Meeting adjourned	David B.	N/A

- Motion to adjourn meeting by David, seconded by JP
Motion approved unanimously by all active board members.
- Meeting adjourned: 10:12 am