

Board of Directors Meeting 6-18-2026

Meeting called to order 7:03pm in Party Room

Roll Call

Alan Chaset
Elliot Klein
Harris Levine
Roberto Mandel

Ana Maria Rojas (mgr)
Gabriela Morata (asst mgr)
Denis Rudnev (FSR)

Motion by Alan Chaset

To review and approve the minutes from our last meeting on 3-23-2026

Seconded by Elliott Klein

Vote: Unanimous

Treasurer's Report

Roberto Mandel with Power Point presentation brought us up to date with our finances.

Manager's Report

Included in this segment:

- New Administrative Assistant, Gabriela Morata
- Building Link to Connect Transition: The association and management office is transitioning from Building link to Connect. Updating residents' information and associations documents. Connect has all official records for the association
- Electrical Recertification Progress: All unit repairs, building repairs and garage have been completed. The pending electrical work is located in the pool area and is scheduled for end of August.
- Hurricane Preparedness: Letter to the residents has been e-mailed. Staff meeting has been held and maintenance is working on preparing the building.
- Electrical Vehicle Chargers: permits were received and electrician is currently working on the wire installation and the EV chargers (4) in the receiving area. Implementation expectant date end of July / early August 2026.
- Valet Services: Valet services using Building Link will discontinue and will be done through TEZ: SMS VALET – we will start setting the platform up and registering residents into the new system. ETA: end of July.
- Preventive Projects: painting in different areas of the building – main drains clean up, trash chute door / frame inspection and cleaning; roof drain clean up.
- Building Projects: Valet Services -
- 2026 Reserve Study: New updated reserve study for SIRS and NON – SIRS has been requested. inspection has been conducted. ETA date: new updated studies next month. Once received it will be available to residents on the website.
- Upcoming Social Committee Events: Father's Day Breakfast to Go – Monday, June 20, 2026. Breast Cancer Donations – June 29

Motion by Alan Chaset

To approve the proposal for the following agreements listed below:

Seconded by Elliott Klein

Vote: Unanimous

Renewal of our annual insurance for General Liability, Umbrella, Garage, and Valet

Policies by USI. – approved a 16 month term renewal with a savings of 8.62 % -

Extension of Building Link contract for 2 additional months: The deadline will be extended until August 31, 2026.

TEZ Technology Services: Valet Services vs YayValet: Tez Technology has been approved

Purchase Seasonal Flowers: Approved A & W Annuals for summer seasonal flowers.

Motion by Alan Chaset

To review and approval of renewal/ renegotiation of Cable/Internet Contract with Breezeline and clarification of TS08 parking spaces: E-31 and A-98

Seconded by Elliot Klein

Vote: Unanimous

Board approved to renew and renegotiate the cable / Internet contract with Breezeline.

Clarification was reviewed for unit TS08 regarding parking spaces E-31 and A-98.

Roberto Mandel talked about the new reserves study for next year coming soon. Explanation about the Study

Q and A by residents:

The floor was opened to the membership for questions and comments. Owners raised questions and concerns regarding various Association matters such as:

Access Control-wheelchair access and announcement with name, can it be changed to just welcome.

Hurricane renewal questions

Cable Contract regarding cable TV and not giving the owners an option to receive only the basic cable and internet and not include upgrades for additional services to save money

Management and/or the Board provided responses and clarification as appropriate. Any matters requiring further review or follow-up will be addressed by Management and/or the Board.

Meeting adjourned 7:56pm

A handwritten signature in black ink, appearing to read "Harris Levine", is written over a horizontal line.

Harris Levine

Board of Directors Secretary

The Landmark Club Condominium