



2899 Collins Avenue, Miami Beach, Florida 33140 • Phone: 305-532-2416 • Fax: 305-532-1518

Triton Towers Condominium

Monthly Board Meeting

August, 20th 2015

Antonio Atala, President: Called the meeting to order at 7:14 PM.

Directors present were: Messrs. Antonio Atala, Francisco Andres, Olga Garcia, Luis Fernandez, Gustavo Tapanes, Nelson Gonzales, Manuel Granda and Joey Tamayo.

Director Absent: Ileana Fernandez.

The meeting started with the welcoming from the board to all the owners present in the room. Roll was called and motion made to approve the minutes from last meeting of July; motion passed.

The Treasurer started discussing the financial status of the Association, the amounts of money collected from the parking spaces, the special assessment account and the general account. All due invoices from the month of August has been paid on time without penalties. Mrs. Garcia gave special thanks to all the employees at Triton Tower for their effort and dedication in the past 3 weeks, she also thanked Mrs. Esther Marquez for her contribution in counting the cash flow in the office. She went ahead and made the introduction of the new bookkeeper, Mrs. Lourdes M. Gomez, who is licensed in economy from Cuba and holds a bachelor degree from University of Miami. She came highly recommended by Banco Popular which is the Association's bank. She was oriented by Norella before resigning from her position. Mrs. Gomez is also a public notary, and the association will be paying for her renewal fees; she will be willing to assist the Triton Tower owners in matters of notarizing documents.

Mr. Luis Fernandez, discussed how sadly the association had lost two excellent workers, the bookkeeper Mrs. Norella Woodling and the manager Mr. Jorge Santos. He made a motion that due to the fact that the bookkeeper and the manager had resigned as a consequence of the disagreement with the present Treasurer Mrs. Olga Garcia, the motion is to have Mrs. Olga Garcia resign from her position as Treasurer of the board. Mr. Antonio Atala, President, clarified that such motion was not on the agenda for the meeting. Mr. Luis Fernandez stated that a motion can be made without being in the agenda and was seconded by Mr. Meras, an owner.

Mr. Fernandez mentioned that Mr. Tapanes will second his motion at this point. Mr. Tapanes took over the conversation and expressed that it was nothing personal against the rest of the board members, but that they were not capable of function in the board, and that all the disagreement among the members of the board, and the resignation of the manager and the bookkeeper were because of Mrs. Olga Garcia. The votes were 2 in favor of her resignation and 5 against, the motion did not pass.

Some owners expressed the opinion that the resignation of the bookkeeper and the manager was due to the pressure they felt from some members of the board. Other owners stated that if they had resigned, it was because they had personal reasons.

The Treasurer discussed the future painting job needed in the building, and she proposed to study the possibility of having our employees do the job.

Mr. Andres continued with the repairs to the roof, and explained that according to Duran Roofing, the problem in the roof is a consequence of a leak on the walls. Such statement had been opposed by the architects in charge of the repairs. Mr. Andres mentioned that an agreement has been made to have a meeting with Duran Roofing, the association lawyer, Mrs. De la Camara, and the board to decide who is finally responsible for paying the repairs to the roof.

Mr. Atala mentioned the idea of changing the system to collect the money from the laundry equipment so the cash flow in the office would be minimal. A further study on this matter was suggested.

The next item on the agenda was the response from the committee created to investigate the parking garage money. Such committee had been reduced to 3 members since one of the elected members resigned. Mrs. Maria Fernandez who is part of committee explained the part of the investigation done by her, and Mr. Meras also stated his involvement in the investigation which had to do with the legal issues. A final report of the findings will be presented on the next board meeting.

Owner, Mr. Enrique Martin, openly and publicly accused Mrs. Hilda Bellido from the administration office of stealing money from the association. Many owners were outraged with this remark and confrontation among the owners took place.

Some owners were very upset that they had received letters in the mail pertaining to the resignation of the manager and the bookkeeper, and they feel that the party responsible for giving their information away had violated their privacy.

Owners took over the conversation and discussed how great a job was done by the former

manager Mr. Santos, and demanded an explanation as to why he resigned. Another group on the contrary, was in favor that if he resigned was because he must have had his reasons.

Owners in general were very upset with the way Mrs. Hilda Bellido has been incriminated and made it clear that they do not want anyone to harm her.

Meeting was closed without being adjourned.

A handwritten signature in black ink, appearing to read "Heana Fernandez". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Heana Fernandez, Secretary

for the Board of Directors.