

Triton Tower



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Minutes of Monthly Meeting
TRITON TOWER CONDOMINIUM
July 1st, 2014

Sara de los Reyes, President called the meeting to order at 7:04 PM.

Directors present were: Messrs. Sara de los Reyes, Gustavo Tapanes, Gerardo Meras, Jorge Clavijo, Antonio Atala, Alex Romeu, Manuel Granda, Raul Perez-Liste and Jorge L. Santos, the Property Manager.

Absent was: Nelson Gonzalez.

-No Minutes to approve.

Sara de los Reyes addresses to the membership at the request of Antonio Atala the decision of calling three (3) Structural Engineers to evaluate damages due to the emergency presented in the wall at 29th street where suddenly some tiles started to fall off and also to evaluate the wall at 27th street. Ms. de los Reyes proceeds to call and introduces to the membership B.P. Taurinski. The other two (2) companies that were cited for this meeting didn't show up.

The three estimates given for engineering report were:

- 1) B.P. Taurinski \$ 4,000
- 2) Criterion Company \$ 5,000
- 3) 305 Consulting Engineer \$10,000

Ms. De los Reyes, we must expedite this matter and to immediately inform the City of Miami Beach to avoid any violation(s), to find out procedures to follow and bear in mind that the wall at 29th street contributes historically.

Raul Perez-Liste, damaged wall tiles to replace; would be custom made process.

Gerardo Meras, at the State of California, types of materials used for constructions are taken into account due to seismic movements, to keep this in mind for our property.

Brownie Taurinski and Lynn Mathon will prepare proposal for walls at 27th & 29th streets, 1st phase of project and immediate evaluation of the whole property. Charge will be for emergency phase only; Taurinski spoke about years of service to the community, including Triton Tower, credentials, experience in the field, etc. etc. They will provide a full report with specifications and requirements to follow for selected contractors. Such report will take up to 21 days to be provided to the Board of Directors.

The Board also mentioned value of possible damages from the Seville construction (The Edition).

Motion by Gustavo Tapanes to hire B.P. Taurinski, (other two companies were absent) seconded by Gerardo Meras, approved unanimously.

B.P. Taurinski will supervise stages, materials, specifications & requirements by the contractor if needed. Since the 29th street wall contributes historically there might be possible presentation to the Historic Preservation Board.

Sara de los Reyes welcomed volunteers for a construction committee already composed by the Property Manager, and two Board members (Alex Romeu and Antonio Atala).

#520-Olga Garcia wants persons involved in such committee to be familiar with construction, she proposed Cecilia Bertomeu from unit #719 but Gerardo Meras opposed by clarifying that Ms. Bertomeu is a tenant and that only unit owners can participate.

Gerardo Meras asked the Property Manager to contact unit owner from #1001, Julio Robayna during this process.

Property Manager, Jorge L. Santos explained that JES Corp. offered an estimate of \$7,000 for overhang protection along with a net to provide safety; this company has also made diligences to avoid any penalty related to the damaged wall emergency.

Raul Perez-Liste, we must be in compliance to build a new ramp in lobby west side stairs regardless grandfathering, we should provide good service to the residents and to find cost for this.

Antonio Atala, a survey must be provided by an engineer and to check for codes.

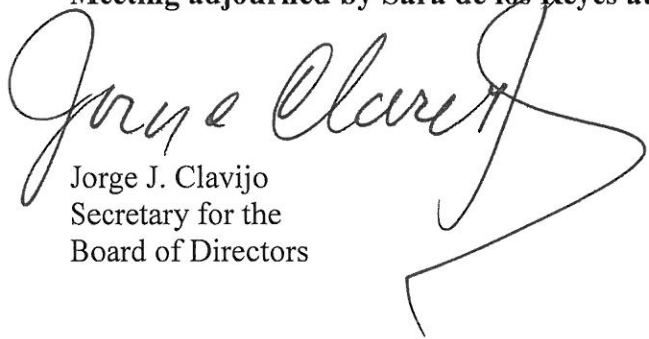
#1403-Mercedes Gonzalez, there are temporary ramps, she offered to send pictures to take into consideration.

Gerardo Meras, reminded the Property Manager and the two Board members involved in construction committee that any alteration in the commercial area up to \$25,000 must be approved by the unit owners. He also reminded that we must be moderate with respect to the commercial area since there will be an upcoming Special Assessment related the 27th & 29th street walls.

Property Manager, Jorge L. Santos mentioned that conversations with Amy Segal have been productive and are on the right path and will benefit the Association and Mrs. Segal.

Gustavo Tapanes, we must negotiate with Mrs. Segal, this is very important.

Meeting adjourned by Sara de los Reyes at 8:35 PM.

A large, stylized handwritten signature in black ink, appearing to read "Jorge J. Clavijo". The signature is written in a cursive style with a prominent, sweeping flourish at the end.

Jorge J. Clavijo
Secretary for the
Board of Directors