

Triton Tower



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Minutes of Special Meeting **TRITON TOWER CONDOMINIUM** **July 17th, 2014**

Raul Perez-Liste, Director called the meeting to order at 7:02 PM.

Directors present were: Messrs. Raul Perez-Liste, Gerardo Meras, Nelson Gonzalez, Antonio Atala, Alex Romeu, Manuel Granda, Jorge Clavijo and Jorge L. Santos, the Property Manager.

Absent were: Sara de los Reyes and Gustavo Tapanes.

Raul Perez –Liste opened the meeting explaining that at the absence of the President and Vice-president, he was to act as interim president. Mr. Perez-Liste informed the membership that Sara de los Reyes resigned as President for the Board and that Gustavo Tapanes was out of town.

Raul Perez-Liste: this meeting is based on proposed budget for 2014/2015, emphasized the help given by Maria Fernandez from #437 and Publio Teurbe-Tolon from #1023, the contribution and hard work of the mentioned unit owners whom are part of the budget committee along with our Treasurer, Property Manager and Bookkeeper was very appreciated by the Board of Directors.

Gerardo Meras: we have tried to be very conservative on the budget since a Special Assessment is expected due to the deterioration of the walls at 27th & 29th streets. As you all know, already explained in previous meeting; B.P. Taurinski was selected as the structural engineer and the Board is waiting for the report to start project. Regarding to what has been said and considering future costs; we've worked on the budget in a careful way to be able to maintain costs low. As we all know, contracts as elevators, cable, etc. etc. have an annual increase.

Gerardo Meras: internet service was considered but the increase is excessive and is not admissible at the moment (\$27 per unit), we decided not to provide such service since our duty is to respect and protect this community. The budget was increased to 1.67 on monthly dues compared to last year's which was 2.03.

Gerardo Meras: within the budget, annual increase on service contracts, pest control services, and trash chutes cleaning twice a year were added on budget (last two items included due to marketing). The budget was treated fairly and to be mailed next week.

Gerardo Meras asked the Board if there are questions about the aforesaid; Mr. Meras informed the membership that for all the Board members to review and approve budget for coming year, there were workshops meetings divided in two sections. Also compared (overall) current budget 2013/2014 with proposed one for next year.

Gerardo Meras: this Board should be identified in a way as “the maintenance Board”.

Raul Perez-Liste: asked the Property Manager if he had any idea of expenses for walls to repair at 27th & 29th streets, Mr. Santos replied that B.P. Taurinski needed two weeks to provide report and once ready to start bidding on selected contractors; we must send documents to our attorneys’ to work on clauses, construction bond, sub-contractors, etc. etc. Then we should have total of project’s cost.

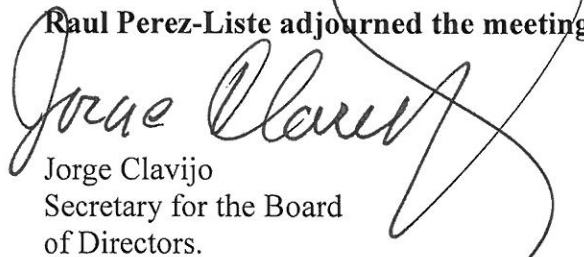
Raul Perez-Liste detailed benefits of cable contract:

- 1) Same price as last year
- 2) 7 yrs. contract to 5 yrs.
- 3) Signing bonus of \$25,000

#801-Maria L. Cardenas: asked the Board why not provide internet service and if this can be done individually and not bulk; Mr. Perez-Liste replied that we have an upcoming Special Assessment and that we must protect elderly persons not requiring such service.

Motion by Jorge Clavijo to approve proposed budget 2014/2015, seconded by Raul Perez-Liste, unanimously approved.

Raul Perez-Liste adjourned the meeting at 8:35 PM.



Jorge Clavijo
Secretary for the Board
of Directors.