

Triton Tower



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

Minutes of Special Meeting
TRITON TOWER CONDOMINIUM
July 21st, 2014

Gustavo Tapanes, Vice-President called the meeting to order at 7:05 PM.

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

Absent was: Raul Perez-Liste.

Gustavo Tapanes opened the meeting informing the membership present that Sara de los Reyes, resigned as President for the Board and that under these circumstances, he as the Vice-President and according to what the Condominium law requires has to adopt the position as the new President for the Board.

Gustavo Tapanes: the purpose of this meeting is to fill vacancy left by the former President and to appoint a new Vice-President. Mr. Tapanes asked the Property Manager to explain procedures to fill vacancy.

Jorge L. Santos, the Property Manager proceeded to explain that according to our documents, the way to fill such vacancy is for the Board of Directors is to select the new Board member. Up to date, only Luis Fernandez, unit owner from #1421 has presented a letter with the intention of running for Board member. Having mentioned this; unit owners from the following units expressed their desire to also be considered for the position of Board member and asked the Board to include their names:

#1403 Mercedes Gonzalez,
#1146-Ruben Lopez
#PH-B-Sandro Formica

Gerardo Meras, Treasurer: appointing a Board member must be a democratic process and therefore is acceptable.

Jorge Clavijo: we should respect votes from owners' on past elections and we should consider for the position the next person following after the nine were elected. Mr.

Clavijo did agree on giving the opportunity to other unit owners and to consider their names.

Gustavo Tapanes: asked the candidates to present themselves. Each of the persons spoke about their qualifications and why they should be considered for the position.

Jorge Clavijo: asked the Board to open sealed envelope and read letter left by Raul Perez-Liste (out of town) but the Manager replied to Mr. Clavijo that this letter should be opened only if necessary to decide a vote.

Alex Romeu: asked the Secretary for the Board to secretly cast votes to decide who was to fill vacancy and be chosen as the new Board member. All secret votes were given to Gustavo Tapanes, president so he could inform the membership the decision. The results were as follows:

Luis Fernandez	6 in favor
Ruben Lopez	2 in favor

Gustavo Tapanes welcomed and invited Luis Fernandez to join the Board and introduces to the membership the new Board member.

Gustavo Tapanes was asked by the membership to explain reasons of former President's Resignation;

Alex Romeu said that is better not to talk about this issue. Gerardo Meras intervned and told Mr. Romeu that now that this issue was brought then he was going to explain Ms. De los Reyes leave.

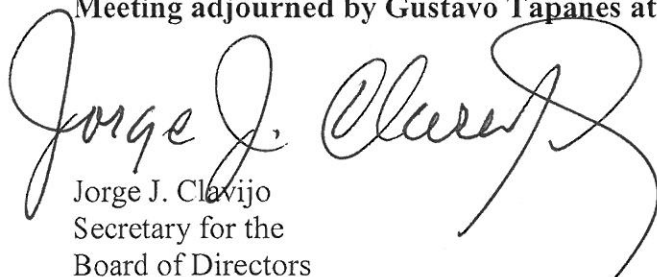
Gerardo Meras: the former President left because apparently she had a different agenda and as we didn't agree in some issues, she decided to resign.

Gustavo Tapanes: "yesterday's gone, now let's move forward and work together".

#734-Enrique Martin: let's not to talk about persons not being present.

#1426-Maria C. Marrero: want clarifications in parking changes so unit owners can understand.

Meeting adjourned by Gustavo Tapanes at 8:04 PM.


Jorge J. Clavijo
Secretary for the
Board of Directors