

Triton Tower

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TRITON TOWER CONDOMINIUM
Minutes to Adopt Budget for New Fiscal Year
January to December/2015
December 18th, 2015

Gustavo Tapanes, President called the meeting to order at 7:10PM.

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

Absent were: Raul Perez-Liste and Jorge Clavijo.

Mr. Meras made motion to approve minutes of previous meeting, seconded by Alex Romeu and was approved unanimously.

Mr. Tapanes, President presents agenda to the membership and asked the Treasurer, Mr. Meras to explain budget to adopt for new fiscal year January to December 2015.

Mr. Meras opens meeting explaining that we have changed fiscal year to have a projection and get more accurate numbers for the operation of the Condominium. As previously mentioned; we have saved \$53,000 in insurance transactions, \$25,000 in cable TV, \$14,000 in gas and also based on savings to obtain through residential parking garage.

All the aforementioned in conjunction generated revenue that avoids the need to increase monthly maintenance fees. Something that the Board of Directors feels satisfied and at the same time, we increased operating expenses up to \$29,000 and \$5,000 for office expenses.

Our accounting Firm has been changed to a new CPA. They will provide yearly audit and will assist with the quarterly financial review report.

Our in-house staff demolished exterior tiles at main entrance and The Edition (Seville) accepted to transport all debris at no cost.

New tile was placed by Cantel Star Corp. with high quality and well designed layout.

This new budget reflects all changes made in a well detailed breakdown where all contracts were reviewed based on proper bidding procedure.

Mr. Meras made **motion** for the adoption of new budget, seconded by Luis Fernandez and was approved unanimously.

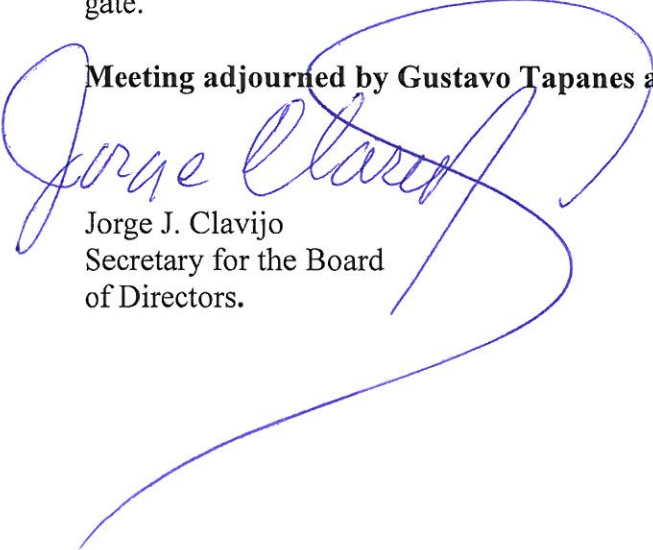
Mr. Meras opens floor to the membership:

#1146-Ruben Lopez advised Mr. Meras to remind owners present that Special Assessment is subject to an audit and also mentions that the City of Miami Beach asks for many changes to be in compliance, like for example the restoration walls at 27th & 29th Streets.

#1031-Joe Tejero questions who the new CPA Firm is; Mr. Meras responds that the name is Padron, Montoro & Hartney LLP.

#520-Olga Garcia suggests the Board not to place a molding in the middle of the walls when painting the hallways, that way the maintenance is easier. Ms. Garcia also questions about new ramp at main entrance, Mr. Meras responds that the City approved this ramp and to gain access for the handicap, the ramp to use is located next to the garage entrance gate.

Meeting adjourned by Gustavo Tapanes at 7:30 PM.



Jorge J. Clavijo
Secretary for the Board
of Directors.