

Triton Tower



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Minutes of Monthly Meeting
TRITON TOWER CONDOMINIUM
Thursday, November 21st, 2013

Meeting called to order by Luis Fernandez at 7:30 PM.

Directors present were: Luis Fernandez, Benito Filomia, Alex Romeu, Jose L. Specht, Gustavo Tapanes, Antonio Purriños, Jorge Clavijo and Manuel Granda. Also, present was the new Property Manager, Mr. Jorge L. Santos.

Mr. Jorge Clavijo made the motion to approve the minutes held October 3rd, 2013 and was seconded by Luis Fernandez. The minutes were unanimously approved by all present.

Mr. Jorge L. Santos, Condominium Association Manager (CAM) introduced himself as the new Property Manager of Triton Tower Condominium.

Benito Filomia informed owners present the total amount in the operating account of \$189,838.43, he also mentioned that the 2013 Financial Audit is in progress and must be finished by the last week of December.

Alex Romeu spoke about the pool lighting project; such project must be accomplished by the end of December, he also mentioned that the exterior pool lighting permit is in progress and supplies have been ordered. This project must be completed as scheduled.

Alex Romeu also explained that the lobby project is almost finished but since this part of the project is contributing historically; Triton Tower must petition a hearing to the History Preservation Board for its approval.

Luis Fernandez, President explained that since July 15th, 2013, the Board have postponed the removal of all kayaks/boats from the parking garage and that is about time to correct this deficiency.

Gerardo Meras, owner from #812-asked about property insurance liability and how those expenses will be shared.

Motion by Gustavo Tapanes, Vice-President to call for an extension on the removal of the kayaks; he stated that due to the hiring of the new Property Manager, the Board of Directors must work with the new Manager in the final decision; seconded by Jose L. Specht and was approved by majority.

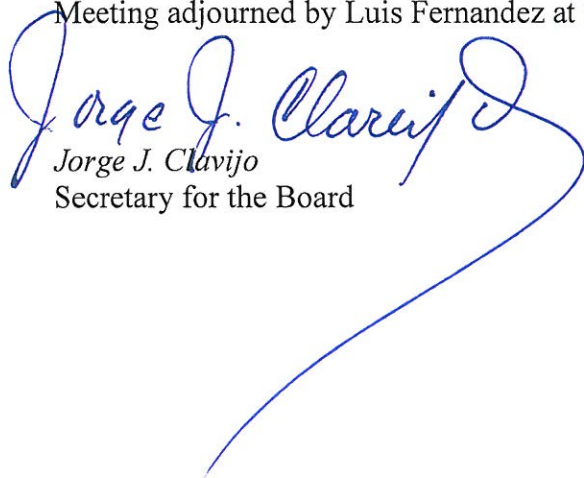
Luis Fernandez explained that the re-roof project was finished on February 26th, 2013 at a cost of \$478,500.00.

A-1 Duran Roofing Co. and the Board of Directors are working together to correct a deficiency in the aforesaid area, we will keep you informed of the progress.

Daniel J. Santamaria, tenant of #549- made a brief presentation and asked for support from this community to approve the Kite Boarders on the area.

Luis Fernandez informed the members present that we are in process of getting new bids to compare the actual market competitiveness with the quote provided by our present insurer's carrier.

Meeting adjourned by Luis Fernandez at 9:15 PM.



Jorge J. Clavijo
Jorge J. Clavijo
Secretary for the Board