

Triton Towers Condominium

Monthly Board Meeting

July 16th, 2015

Antonio Atala, President: Called the meeting to order at 7:11 pm.

Directors present were: Messr. Antonio Atala, Francisco Andres, Olga Garcia, Ileana Fernandez, Luis Fernandez, Gustavo Tapanes, and Pedro Tamayo. Also present was the Property Manager, Jorge L. Santos.

Directors Absent: Manuel Granda and Nelson Gonzalez.

The meeting started with the discussion about the committee selected to investigate the complaint about the parking lot money, unfortunately to the board, the manager and the association, the recording of the previous meeting were the motion was passed was not able to be found and heard. As per Mr. Tapanes, an affidavit was created to give faith to the motion presented by Mr. Tapanes himself on the meeting of June 18th, 2015. Such affidavit was presented and approved as the original motion. The secretary, Ileana Fernandez, who transcribed the minutes for the meeting made the members of the board and the owners aware that according to her personal notes, she only heard 3 names as proposed members for the committee, however, she excused herself for not having her notes clear enough and accepted the names mentioned on the affidavit from Mr. Tapanes. The persons designated to part in such committee are, Mr. Mera, Mrs. Fernandez, Mr. Filo^onia and Mr. Romeu.

The treasurer went over the finances of the association, that once more, are very solid at this time, and such reports were posted on the bulletin board.

The manager reported that the jobs on the 27th and the 29th Street were finished. The report of the engineer is pending, and after that

the city inspector will come to check the repairs.

The manager also discussed that the amount of money left from the assessment account is being used to finish the repair of the acoustic ceiling and the lighting on floors 4th to 14th. This project is in process at this time.

Another issue discussed in the meeting was the seaweed on the beach area. The dade county inspectors had an interview with some of the members of the board and owners about the smell and condition of the beach. The county is trying to resolve such issue and are willing to work on solution.

The zumba class was brought to attention again but unfortunately the zumba instructor was not able to participate in the meeting. According to the regulations for the class the floor in the mezzanine is not a problem for having the classes in the building.

Meeting was opened to the owners, and the concerns manifested by the owners were answered. The shortage of spaces in the parking lot is still an issue that concerns many of the owners.

In lieu of the past fire occurred in the building, the idea of having fire drills done every 6 to 8 weeks came to a discussion. The fire department agreed that the association *employees*, did a great job when the fire started, and some owners have the idea of having maybe a member of the fire department run fire drills on a routing basis in the building.

The plaque to honor Mr. Jorge Porta, recently deceased, was approved and such plaque should be placed by the fountain in the front of the building.

Meeting was adjourned at 8:48 Pm.


Ileana Fernandez, Secretary

for the Board of Directors.