

Triton Tower Condominium, Inc.
2899 Collins Ave
Miami Beach, FL 33140

Board of Directors
Meeting Minutes

Date: November 19, 2015
Time: 7:00pm
Location: 2899 Collins Ave
Mezzanine Meeting Room
Miami Beach, FL 33140

Present: Antonio Atala (President), Francisco Andres (Vice-President), Olga Garcia (Treasurer), Ileana Fernandez, – Secretary, Nelson Gonzalez (Director), Manuel Granda (Director), Jose Tamayo (Director), Gustavo Tapanes (Director), Julio A. Gonzalez-Portuondo (Manager)

Not Present: Luis Fernandez (Director)

I. Call to Order

- a. The meeting was called to order at 7:05pm by Antonio Atala.

II. Establish Quorum

- a. Antonio Atala called roll and having a majority of directors present as detailed above, a quorum was established.

III. Approval of Minutes

- a. **Motion:** To approve minutes from prior meeting dated October 15, 2015
 - i. Motion made by Joey Tamayo and seconded by Olga Garcia.
 - ii. Motion was approved unanimously.

IV. Reports

- a. Treasurers' Report
 - i. Was read by Olga Garcia and was accepted into the official records.
- b. Managers' Report
 - i. Was read by Julio A. Gonzalez-Portuondo and was accepted into the official records.

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V. New Business

- a. **Motion:** To approve the ADP as the agent of record for the purposes of the Worker's Compensation Insurance only to ensure accurate reporting of payroll amounts and employee classification codes.
 - i. Motion made by Gustavo Tapanes and seconded by Francisco Andres.
 - ii. Motion was approved unanimously.
- b. **Motion:** To approve the Employee Health, Vision, Dental and Life Insurance Proposal from Worldwide Assurance for the 2016 renewal.
 - i. Motion made by Joey Tamayo and seconded by Olga Garcia.
 - ii. Motion was approved unanimously.
- c. **Motion:** To approve Lynx Properties Contract for the monthly financial statements beginning January 1, 2015.
 - i. Motion made by Olga Garcia and seconded by Nelson Gonzalez.
 - ii. Motion was approved unanimously.
- d. **Motion:** To approve the Building Link Communication and Concierge Cloud Based Software Contract with a 30 day cancellation clause at time.
 - i. Motion made by Olga Garcia and seconded by Nelson Gonzalez.
 - ii. Motion was approved with by all board members present except for Gustavo Tapanes who voted no.
- e. **Motion:** To approve BB&T as the new Association bank and transfer all accounts there effective January 1, 2016 and to approve the line of credit for the insurance financing at BB&T.
 - i. Motion made by Ileana Fernandez and seconded by Antonio Atala.
 - ii. Motion was approved unanimously.

VI. Adjournment

- a. Motion: To adjourn meeting at 8:55pm.
 - i. Made by Antonio Atala and seconded by Joey Tamayo.
 - ii. Motion was approved unanimously.

VII. Open Forum for Owners