

Triton Tower



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

Minutes of Monthly Meeting
TRITON TOWER CONDOMINIUM
Thursday, October 3rd, 2013

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

Directors present were: Luis Fernandez, Jorge Clavijo, Benito Filomia, Alex Romeu, Jose L. Specht, Gustavo Tapanes, Antonio Purriños and Manuel Granda.

-No previous minutes to approve.

Benito Filomia, Treasurer gave an update of the ongoing work in the lobby; he made a mention that this should be completed before Thanksgiving if everything goes on time. He is seeking offers, budgets and estimates from contractors.

Iran Romeu, unit owner from #PH-E is the person who will be in charge of remodeling the lobby area with assistance of Board member, Alex Romeu and whoever wants to cooperate is welcome. Iran Romeu showed to the members' present preliminary photos, pictures of different dept. stores, hotels, Condominium lobbies, he has redecorated before. He also discussed the project at length including the security counter, TV positions, the stairs carpeting, etc.

Alex Romeu also gave some details of the lobby remodeling that satisfied the majority; there were some objections from unit owner Olga Garcia-#520 who criticized the whole project and said it was very expensive. Also he mentioned that the Mezzanine will be painted in white but no major work will be done.

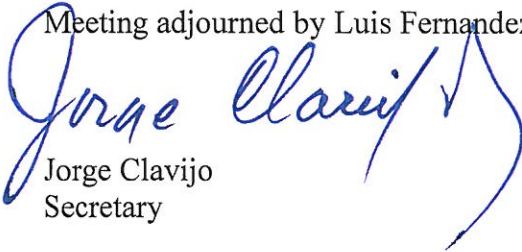
Gerardo Meras-#812, was concerned that according to him only \$35,000 were estimated for the whole remodeling of the lobby but Benito Filomia clarified that the correct amount approved by the Board of Directors is \$50,000. Also, Mr. Meras questioned all the work done at the Pent-House floor, seconded by Olga Garcia-#520 of why all other floors are not the same. At that point some members were shouting and arguing. At the end Benito Filomia and Alex Romeu interfered and explained that there is a plan and money available to continue floor by floor to put it up to standard.

Alex Romeu and Benito Filomia explained that the South pool will be renovated and all cracks will be sealed. In the meantime it will be closed. There will be new interior lights (nero) white. The rope will not be eliminated.

The Board of Directors received from different contractors 3 to 4 sealed estimates for the pool lighting to determine in an open voting in front of all members present to whom this will be granted. 7 Directors voted in favor of granting it to Turnpike Electric Co. since the estimate was the lowest and most professional of all. One Director voted against.

Jose L. Specht insisted in the hiring of a new Property Manager. The Board agreed to expedite the process and proceed with interviews.

Meeting adjourned by Luis Fernandez at 9:30 PM.



Jorge Clavijo
Secretary