

**CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Tuesday November 14, 2006  
5445 Collins Ave, Miami Beach**

**Board Member (s) Present:**

Caridad Amores, Robert Berman, Angel Leal, Sergio Purrinos

Absent - Juan Gonzalez

**Representing Amprex Management:**

Jackie Diaz-Sampol

**Meeting Called to Order:**

The meeting was called to order at 7:00 pm.

The meeting was held in the lobby of Castle Beach.

The meeting was taped recorded. The minutes were prepared by Jackie Sampol and Robert Berman.

**Approval of the previous meeting minutes:**

The minutes were approved unanimously without any changes. The reading of the minutes was waived.

**OLD BUSINESS:**

Ray Miranda requested that all unit owners present with violations who would like to have them taken care of by UCI should contact Luis Useche, Project Manager for UCI. Luis will give the unit owners papers to fill out so their violations can be handled. Notarized affidavits will then be submitted to the City of Miami Beach on behalf of the unit owner.

Caridad Amores indicated that she had personally reviewed all the sub-contractor contracts. She has revised the scope of work by each contractor. Each contractor has been asked to sign a new contract with their new scope of work attached. She was also able to get all the contractors to reduce their prices or costs per hour. She and Mike Mendez have worked tirelessly in this effort.

**All the contractors working in the building will be supervised by Ray Miranda who is the engineer of record but will also act as the construction manager.**

**Timeline – all contractors have committed to opening the remaining floors within 3 months starting December 1<sup>st</sup>, 2006.**

**Sabotage in the building continues such as water valves being shut off. We are working on counter measures with security.**

**Security camera bids are in the process of being obtained. Once they are installed we hope to be able to eliminate these issues.**

**Ray Miranda indicated that there is a new protocol with the City. We now have to submit floor plans for every apt. in the bldg. before we can open up any additional floors or have the City inspect any other unit or floors. These plans are now complete and will be submitted to the City next week. We hope to have an inspection of floors 5-7 by early December. We also hope to have an inspection of floors 8-10 by the end of December. As part of the negotiations with the contractors we have set up a timeline to get to every floor below the penthouse within 3 months. The penthouse is the only floor one that is not a typical floor. As a result that floor may take longer to complete.**

**Luis (engineering project manager) gave an update on the progress for removing violations on red tag units. He has submitted all the necessary papers to the city which would remove 10 red -tagged units. In addition they are working on removing many other violations.**

**Ray Miranda also explained that the affidavit only allows the engineering company to pull the permit to get the unit owners into the city's violation system. No physical work will be done until the unit owner is given an estimate of the work that needs to be done. The unit owner will have to pay for the filing fee for pulling the permit. In addition, whatever work needs to be done within the individual unit will be itemized and an estimate will be given to the unit owner. Once the unit owner approves, the Board will have to sign off in a letter to the City. The Association will be billed for that work but the unit owner must agree to reimburse the Association for all those costs. The advantage to the unit owner is that they will not incur additional engineering costs since the Association has agreed to pay for these costs already.**

### **NEW BUSINESS:**

#### **Approval of Unit Sale by Board:**

**Units: 710, 1035, 1208 were approved.**

**Renovation Update: reported by Ray Miranda:**

As per law, any unit 400 sq. ft. or less cannot have a kitchen. Some units have built-in furniture. That can stay for now. All appliances not in conformance with the City's regulations have been disconnected. Once the problem is resolved with the city, unit owners will be allowed to come back and connect those items. If we can upgrade the electrical system in the building this would eliminate a lot of these issues. We could then apply for a variance for these units which would then allow them to have small kitchenettes.

Dryer vents were discussed. The Board needs to make a decision on whether they want to allow protrusions through the roof where possible or just require ventless dryers.

The railing issue for the "M" units was discussed. Seico has obtained 3 bids to repair the railings for approx. \$400 each. The individual owner will have to make arrangements with the contractor directly to have this done.

Mold –Buchanan Services will hire a company to test the walls within the bldg. to see if further mold is present, before we paint the corridor walls. Ray Mianda indicated that unit owners need to remove all mold contaminated items in their units and bag them so they do not contaminate the common areas.

Washer/Dryer rooms in hallways-are being worked on so we can re-open them.

Elevators- Robert Berman explained that right now the elevators that we have are the only ones that we can get operational. We hope that by Phase II we can begin the modernization of the elevators but that cannot be done until we get a loan.

Can dust be minimized? We are getting 3 bids to put in an industrial type of carpeting in all the hallways which would minimize the dust. However we cannot install the carpeting until the hallways have been painted.

Pool-We are trying to open the pool. We hope to have an inspection in early December.

**Treasurer's Report: Robert Berman:**

Vote on pool furniture – Robert motioned to go with the lowest bidder. Motion was passed. Robert requested that Jackie ask the vendor to lower the chair price by \$10 a chair.

Financials were not given to Amprex Management on Nov. 1 by Miami Mgt. Checks that went to Miami Management are being redirected to Amprex. Please forward your payment to Amprex at the address they indicated in their letter to unit owners.

**We need to set-up a budget meeting shortly. Without an approved budget we cannot apply for a loan.**

### **Caridad Amores-Legal Report**

**Faswag went to the city with an engineer and a lobbyist and tried to get them to close the bldg. again.**

#### **Lawsuit updates;**

**1) A lady has alleged that she was assaulted in the Russian spa. She has also sued the association**

**2) Contracts that Tati signed without board's knowledge need to be resolved.**

**3) Insurance Coverage – The old board signed an application with Federal insurance stating that there where no violations. Federal sued the Association for misrepresentation and as a result has asked for relief from coverage. Carrie suggested that it was not worth the expense of trying to defend this case. A motion was made not to retain any further legal representation other than trying to get a settlement. Motion passed.**

**The Board of Directors and Mike Mendez were thanked by the Membership for all their hard work.**

**Meeting was adjourned.**