208 MERIDIAN CONDOMINIUM

208 MERIDIAN AVE, MIAMI BEACH, FL. 33139

MINUTES OF SPECIAL ASSESSMENT MEETING

The Special Assessment Meeting of the Board of Directors of 208 MERIDIAN CONDOMINIUM was held on Wednesday, April 15, 2025 via ZOOM. Board members present were Charles Clarke and Mario Bustamante. Owners present were Alan Slootsky and Mike Waite. The property manager, Angelina Zalaquett, and Association Accountant, Nacin Miguel, were also present.

The Special Assessment Meeting was called to order at 4:07 pm

Angelina mentioned to the attendees that this meeting had been duly called and the Affidavit of Proof of Notice of Meeting had been signed by the President of the Board.

The Board proceeded to discuss with the membership present at this meeting the details of the Special Assessment: Accounting fees to produce financials for seven months, Miami Dade County Association registration, cost of USPS approved mailbox with installation fess (as the first mailbox was disapproved by USPS), retainer paid to Arcub Consulting for two estimates. The Total of this S/A is $5,186.00, $649.00, per unit to be paid in one installment by May 15, 2025. By motion made by Charles Clarke, seconded by Mario Bustamante, the Board approved the proposed Special Assessment with all members present in favor.

The Board also discussed the following subjects:

- President of the Board, Charles Clarke, asked Angelina to coordinate a meeting with Ruben Ahumada from Arcub Consulting to discuss two estimates approved and signed by former Board and for which a total of $2,000.00 were already paid to vendor as a retainer.
- The scope of work of one estimate is: refacing and paint two side walls and back wall of the building with stucco cement, adding plastic corner bead on all corners of windows and doors, prime and paint, for a total of $32,000.00
- The scope of work of second estimate is: demolition of existing damaged concrete and wood fence, new concrete slab to rebuild back yard concrete walkway, continue with the existing green fence up to corner of unit #1 and new epoxy paint for backyard walkway, front walkway and second floor walkway and stairs, for a total of $19,500.00
- The Board also discussed other projects required to be carried out in 2025 such as the installation of a new roof and any other component related to the roof. Property manager mentioned that we had gathered at least three competitive bids. Likewise, she informed this project is required to be completed as soon as it is possibles in order to keep insurance coverage.

Meeting was adjourned at 4:43 PM

Respectfully submitted

By Angelina Zalaquett/LCAM