

## Sandra McCready

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**From:** Tony Recio <TRecio@wsh-law.com>  
**Sent:** Sunday, June 27, 2021 9:06 PM  
**To:** Sandra McCready  
**Subject:** Fwd: CTS  
**Attachments:** CTSNov152018BudgetMeetingMinutes.pdf

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ANTHONY L.

**RECIO**

PARTNER



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Begin forwarded message:

**From:** "Direktor, Kenneth" <[kdirektor@beckerlawyers.com](mailto:kdirektor@beckerlawyers.com)>

**Subject: Re: CTS**

**Date:** June 27, 2021 at 6:51:00 PM EDT

**To:** Tony Recio <[TRecio@wsh-law.com](mailto:TRecio@wsh-law.com)>

As requested.

**Kenneth S. Direktor**

Shareholder

Chair, Community Association Law Practice Group

Board Certified Specialist, Condominium and Planned Development Law

Fellow, College of Community Association Lawyers

**Becker**

Becker & Poliakoff  
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**From:** Tony Recio <[TRecio@wsh-law.com](mailto:TRecio@wsh-law.com)>  
**Sent:** Sunday, June 27, 2021 6:06 PM  
**To:** Direktor, Kenneth <[kdirektor@beckerlawyers.com](mailto:kdirektor@beckerlawyers.com)>  
**Cc:** Berger, Donna <[DBerger@beckerlawyers.com](mailto:DBerger@beckerlawyers.com)>  
**Subject:** Re: CTS

One more thing, can you share the minutes from the November 15, 2018 condo association meeting?

Tony Recio

On Jun 27, 2021, at 5:40 PM, Direktor, Kenneth <[kdirektor@beckerlawyers.com](mailto:kdirektor@beckerlawyers.com)> wrote:

It was under the Town letterhead dated in 2018. We can discuss tomorrow. Are we still planning on a joint meeting with our respective groups?

**Kenneth S. Direktor**

Shareholder

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Board Certified Specialist, Condominium and Planned Development Law

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**From:** Tony Recio <[TRecio@wsh-law.com](mailto:TRecio@wsh-law.com)>  
**Sent:** Sunday, June 27, 2021 5:07:32 PM  
**To:** Direktor, Kenneth <[kdirektor@beckerlawyers.com](mailto:kdirektor@beckerlawyers.com)>  
**Cc:** Berger, Donna <[DBerger@beckerlawyers.com](mailto:DBerger@beckerlawyers.com)>  
**Subject:** Re: CTS

**EXTERNAL EMAIL - This message originated from an External Source.**

Ken, we have this report up right now with our note that Morabito had sent it to us rather than the Association so it was not the official submittal. Are we to take this current submittal as the official submittal? Please confirm and we will upload it with a note.

Tony Recio

On Jun 27, 2021, at 2:39 PM, Direktor, Kenneth <[kdirektor@beckerlawyers.com](mailto:kdirektor@beckerlawyers.com)> wrote:

Tony,

I am requesting that this report be added to the Town's website.

Please confirm when it is uploaded as soon as possible.

**Kenneth S. Direktor**

Shareholder  
Chair, Community Association Law Practice Group  
Board Certified Specialist, Condominium and Planned Development Law  
Fellow, College of Community Association Lawyers

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***This document was received by the Town on June 27, 2021 at 6:51pm from Kenneth Direktor, Counsel for the Champlain Tower South Condominium Association, Inc.***

**Champlain Tower South Condominium Association, Inc.**

8777 Collins Ave

Surfside, FL 33154

**Budget Meeting Minutes**

November 15, 2018 at 7:00 pm

**Meeting Location:**

Champlain Tower South Condominium Association

Recreation Room

**Board Members Present:** Margarita Brito, Anette Goldstein, Nancy Levin Myriam Notkin and Mara Chouela.

**Also Present:** Alexandria Santamaria, LCAM Property Manager and Attorney Marilyn Perez of Becker and Poliakoff.

**Call to Order and Establishment of Quorum:** Margarita Brito called the meeting to order at 7:11 pm and chaired the meeting. A quorum of directors was established.

**Approval of Prior Meeting Minutes:** Mara Chouela made a motion to approve the meeting minutes of October 23, 2018. Nancy seconds the motion. All in favor. Motion passes and minutes are approved.

**Proof of Notice of Meeting:** The notice of budget meeting and agenda was hand delivered to the directors, sent by electronic mail, posted on concierge plus, and mailed to the owners of record provided via affidavit and posted on the bulletin board at the property fourteen (14) days prior to November 15, 2018.

**Repurposing of money in special assessment account:** Discussions were held by the board of directors and membership regarding the repurposing of money collected for the doors and hardware into the hallway renovation project. Motion was made by Anette Goldstein all members of the board unanimously in favor and the motion is passed. Mrs. Brito tables the hallway renovation project until further information is obtained regarding the 40 year certification.

**Consideration and Adoption of 2018 Proposed Budget:** Margarita Brito presented the proposed 2019 budget, 2019 funding of reserve accounts, and 2019 monthly maintenance fee per unit to the board of directors and the membership. Discussions were held and the membership was provided the opportunity to present their questions, answers, and point of view to the board of directors.

**Hallway Renovation Project** discussions were held regarding the hallway renovation being tabled by the board of directors The contractor selection and their references and the timeframe in which the funds

allocated for the project must be used. There is no guidelines bylaws or statutes that will dictate when the funds must be used.

**Special Assessment** discussions were held by the membership, the attorney and board members present regarding the bylaws and requirements of passing a special assessment. Special assessments can be levied by the board of directors without voting by the membership unless it is for an emergency. In the case of an emergency where a special assessment is needed then a membership vote is required in order to pass with a special meeting within 14 days.

**Motion:** Anette Goldstein moves to approve the proposed Budget for 2019 approve the proposed 2019 budget for the amount of \$1,329,431.00. The motion was seconded by Mara Chouela and approved unanimously.

**Guest Speaker Building Official of Town of Surfside** Mr. Ross Prieto building official of Town of Surfside is presented by Mara Chouela to discuss 40 year certification. Structural engineer report was reviewed by Mr. Prieto although report was not in the format for the 40 year certification he determined the necessary data was collected and it appears the building is in very good shape. The 40 year certification for the building will be due in 2021. Process and timeline discussed regarding the aspects of the 40 year that will be required to pass the inspection. The permit process, balcony railings, concrete restoration, and waterproofing was discussed. Discussions were held and the membership was provided the opportunity to present their questions, answers, and point of view to the building official as well as the board of directors.

**Adjournment:**

**Motion:** Margarita Brito made a motion to adjourn the budget meeting of November 15, 2018 at 8:12 pm. The motion was seconded and unanimously approved.

**Respectfully submitted by:**

Alexandria Santamaria, LCAM  
**Property Manager**  
Champlain Tower South Condominium Association, Inc.