

Delkus Towers Condominium Association, Inc.
Special Assessment Meeting
July 28, 2022

6725 Harding Avenue – Recreation Rook and Via Zoom
Miami Beach, Florida 33141

The Special Assessment meeting was called to order at 7:02 PM by President Joe Perroni. The following quorum of Directors was present; Cynthia Aguilar, who arrived at 7:15, Manuel Elgarresta, Joe Perroni, and Celia Santos. Peter Manis was absent as he was out of the country. Manager Carina Kremen took the minutes.

There following owners attended in person and via Zoom;

201 Bertha González	204 Renato Gutiérrez	205 Francys Pena
207, 302, 404, 507 Elgarresta	303 Maria Justiniani	406 Christian Ivens
407 Luis Hernández	602 Mark Skarr for Donna Skarr	607 Mike Tagen

Notice of the meeting was sent via E-mail on July 15, 2022, and a reminder was sent the day prior to the meeting. Notification was also given to all Owners residing on site hand delivered with acceptance signature and sent via US mail with a certificate of mailing on July 13, 2022; Canada was sent registered.

Motion, M Elgarresta, Second C. Santos – to waive the reading of the minutes of the previous meeting. Motion Passed - Unanimous.

Motion, M. Elgarresta stated the Old Business was part of the New Business.

Leonor Elgarresta provided the financial statement – as of July 20, there were \$ 117,000 (rounded) in the Special Assessment Bank Account. We just paid South Coast \$ 21,000, which leaves us with \$96,000 in the bank account, which is not enough to cover additional costs which have come up unexpectedly.

There are more expenses incurred so far in various different areas of the re-certification process. These include:

- Additional funds are needed for stucco and concrete repairs because post tension cables are not shown in the original drawings submitted (as the original Building plans were burned in a fire at a City facility). Post tension cables are essential to the structural integrity of the Building. The cost includes additional repairs and stucco work where the post tension cables are located. The cost is **\$145,000**
- The existing catwalk railing system consists of 189 rail lines which are deteriorating. Strengthening the pocket posts was not sufficient to pass the 40-year re-certification. The railing is not up to code as the existing posts are too far apart. Code requires them to be 4 feet apart while the building's existing posts are 5 feet apart. Costs for the new railings are estimated to be **\$70,000** based on having 3 estimates. Because of the additional structural work involved, engineers' fees are expected to be an additional **\$17,500**.
- There are other issues to finish the project. On the northeast side of the building line 04 is too close to the power cables. FPL is charging **\$18,000** to move the cables to have the required 10 foot clearance required by FPL. The west side vault houses the transformers and other related electrical equipment, which need to be de-electrified to provide the needed support to facilitate moving the transformers on the electrical pole to the other side of the Building and then bringing the electricity back

up to the Building from there. The cost of FPL is **\$48,000**. However, for power related issues arising out of this move, the Building needs its own electrician to make the transfer at approximately **\$25,000** or higher.

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- An electrical engineer to certify final electrical work is **\$4,000**.
- The Association has earmarked funds for an attorney to see if the Association can be placed on a payment plan with FPL and renegotiate the pole which is leaning towards our building and allow us to put blankets eliminating the \$ 18,000 expense. **\$7,500.00**.

Total costs are **\$335,000**.

The engineer expects most of the work to be completed in 2 to 3 months, including the garage, not counting the line with the FPL problem.

Motion, M. Elgarresta, Second J. Perroni to levy a Special Assessment for costs overruns and additional items required by the County for the 40-Year Recertification for \$335,000 total. Motion Passed - Unanimous.

Motion, M. Elgarresta, Second J. Perroni, to schedule the payment into 4 equal installments commencing August 29, 2022 and ending November 21, 2022, as shown in the attached notice with the Agenda and listing the breakdown due per unit. Motion Passed - Unanimous.

In response to Renato Gutierrez, if the balcony windows were installed with a permit, they will be put back and this only applies to those with enclosed balcony windows in lines 04 and 05.

Mike Tagen's question about the Juliet balconies in 607 will be referred to the engineer.

The Association is waiting for the City to approve the drawings for the railings. Mike Tagen recommended a permit expediter.

Maria Justinani wants to see the lobby be done. Manny Elgarresta said he would contact Eco Terra as the company stopped work because they could not continue the inside work pending the railings.

Motion, M. Elgarresta, second J. Perroni to adjourn the meeting at 8:05 PM. Motion Passed - Unanimous.

Manny Elgarresta and Joe Perroni remained for those unit owners still having questions.

By:

Carina Kremen, CAM

Attest:

Manny Elgarresta, Treasurer