

Delkus Towers Condominium Association, Inc.
Special Assessment Meeting
October 5, 2023

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

The Special Assessment meeting was called to order at 7:12 PM by President Joe Perroni. The following quorum of Directors was present; Cynthia Aguilar, Manuel Elgarresta and Jose Perroni. Peter Manis and Celia Santos were absent. Manager Carina Kremen took the minutes.

There following owners attended in person and via Zoom;

201 Bertha González	202 José Talavera	206 Cynthia Aguilar
207 Manuel Elgarresta	302 Leonor Elgarresta	303 María Justiniani
304 José Perroni	307 Ada Duran	404 Isabel Elgarresta
405 Ernesto Manzano	504 Peter Manis	507 M. Elgarresta for Emily & Erika Elgarresta
602 Donna Skarr	607 Michael Tagen	

Motion, M Elgarresta, Second C. Aguilar – 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 statements.

There are more expenses incurred so far in various areas of the re-certification process. As shown in the attached Exhibit “A”, as mailed to the Unit Owners.

Motion M. Elgarresta – to levy a special assessment for a total of \$175,000.00, to be paid in three installments. Second J. Perroni, Approved C. Aguilar.

Motion, M. Elgarresta, second J. Perroni to adjourn the meeting at 8:15 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

EXHIBIT "A"	
DELKUS TOWERS CONDOMINIUM ASSOCIATION	
Special Assessment 2023 Detail	
	ESTIMATED COSTS**
Additional funds needed primarily as a result of twenty-two (22) add'l Post tension cables were replaced in the East side after our last estimate and the cost of the PT cables went from \$1,100 to \$2,000 (\$900 x 22 = \$19,800). Garage column repairs and strengthening with carbon fiber wrapping (\$45,000). FPL delays in moving East Side cables caused add'l South Coast expenses (\$16,000) and increased permit costs above original estimate.	\$77,000
Interior Phase I: The original plan of using a type of artistic concrete is not viable due to the soft substrate that was found underneath the old tile. We need to use non-slip porcelain tiles. This is the overage for the cost, labor, and materials of installing the tiles.	\$12,500
ACG (Structural Engineering Fees) above 1st & 2nd estimates due to additional time spent with Post Tension Cables, FPL pole & vault issues, more work on balconies, garage column strengthening issues, and lightning strike. In addition, several reports and updates were requested by the HOA, City of Miami Beach and the insurance company.	\$57,000
Unforeseen additional issues:	
(1) Estimated Contingency in case add'l costs for Electrical Recertification Repairs	\$6,200
(2) Cost to remove & reinstall permitted windows in east side for required repairs; Carbon fiber wrapping to strengthen garage columns required 1) plumber to move drain pipes and 2) estimated cost to remove and reinstall back door on SE side	\$9,100
(3) Lobby & Office AC Condenser	\$3,200
(4) Lightning Strike Insurance Deductible	\$10,000
TOTAL	\$175,000.00

**The line item costs set forth above are estimates and the Board shall have the authority to adjust for cost variances between estimated line item costs due to any increases or decreases in actual costs for specific items.

Exhibit B Special Assessment						
	% of	Special	30% Due	35% Due	35% Due	100% Total
Unit Nos.	owner-	Assessment				
	ship	Amount per Unit	15-Oct-23	15-Nov-23	15-Dec-23	Amount per Unit
#201	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#202	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#203	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#204	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#205	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#206	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#207	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#301	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#302	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#303	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#304	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#305	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#306	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#307	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#401	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#402	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#403	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#404	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#405	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#406	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#407	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#501	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#502	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#503	3.0578	\$5,351.15	\$1,605.35	\$1,872.90	\$1,872.90	\$5,351.15
#504	3.3069	\$5,787.08	\$1,736.12	\$2,025.48	\$2,025.48	\$5,787.08
#505	3.0966	\$5,419.05	\$1,625.72	\$1,896.67	\$1,896.67	\$5,419.05
#506	3.3401	\$5,845.18	\$1,753.55	\$2,045.81	\$2,045.81	\$5,845.18
#507	3.1602	\$5,530.35	\$1,659.11	\$1,935.62	\$1,935.62	\$5,530.35
#601	2.8392	\$4,968.60	\$1,490.58	\$1,739.01	\$1,739.01	\$4,968.60
#602	2.9693	\$5,196.28	\$1,558.88	\$1,818.70	\$1,818.70	\$5,196.28
#603	3.5001	\$6,125.18	\$1,837.55	\$2,143.81	\$2,143.81	\$6,125.18
#607	3.6110	\$6,319.25	\$1,895.78	\$2,211.74	\$2,211.74	\$6,319.25
Total Bldg. %	100.000	\$175,000.00	\$52,500.00	\$61,250.00	\$61,250.00	\$175,000.00
		\$175,000.00				