

Delkus Towers Condominium Association, Inc.
6725 Harding Avenue, Miami Beach. FL 33141
Minutes of Annual & Budget Meeting
December 20, 2024

The Meeting was called to order at 7:20 PM by Joe Perroni. A quorum of directors was present; Manuel Elgarresta, Peter Manis, Joe Perroni and Celia Santos. Cynthia Aguilar was absent. Carina Kremen, CAM, took the minutes.

There were 15 unit owners present in person, by proxy, or via Zoom.

The minutes of the last meeting of October 5, 2023, were read & approved.

M. Elgarresta discussed the Association's Financial position. With respect to the 40- Year Recertification (Special Assessment), several items were unexpected. There were 54 Post Tension Cables replaced and fiber wrapping two columns were an additional expense. Also, FPL delayed the project with the vault issue and relocating the cables and the transformer, along with the legal fees and engineering fees involved. There were several repairs from the Operating Account which were not expected, such as, a new condenser for the lobby A/C Unit, miscellaneous repairs, a new reserve study SIRS (Structural Integrity Reserve Study), and the \$10,000 deductible for the lightning strike.

Old Items include finishing up the catwalk floors, painting the hallways and doors, and installing cameras

The new directors were announced; Peter Manis, Joe Perroni, Celia Santos, Mike Tagen and Jose Talavera.

Per the organizational meeting which took place after the meeting the officers were selected as follows:

Peter Manis	President	Jose Talavera.	Treasurer
Celia Santos	Vice President	Joe Perroni	Director at large
Mike Tagen	Secretary		

Signers on the bank accounts will be Peter Manis, Joe Perroni and Jose Talavera.

Peter mentioned checking the following two contracts: Trash with Waste Management and the laundry contract with WASH Multi Family Systems.

The Association is awaiting the Reserve study to decide on the new budget. Reserves were waived for 2025, however the statutory reserves, per the SIRS study will have to be included in the budget for 2026.

Motion, Joe Perroni, Second Peter Manis to approve the budget as presented to the Unit Owners. Unanimous. Motion Carried. The budget will remain the same as last year's for now.

Mrs. Tomic from Unit 504 asked that the leak in her unit be repaired. The cause has not been found to date. The Board agreed to give that issue top priority.

Motion to adjourn the meeting at 8:45 PM. Carried

By: _____
Carina Kremen, CAM

Attest: _____
Mike Tagen, Director/Secretary