

MOONRAKER CONDOMINIUM ASSOCIATION
ANNUAL BOARD MEETING of Friday, March 28th, 2025
STATE OF THE MOONRAKER CONDOMINIUM ASSOCIATION
AGENDA

CALLING OF THE ROLL AND CERTIFYING OF PROXIES - NONE
PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE OF MEETING
READING AND DISPOSAL OF ANY UNAPPROVED MINUTES
REPORTS OF OFFICERS
REPORTS OF COMMITTEES – NONE
ELECTION OF DIRECTORS - NONE
UNFINISHED BUSINESS
NEW BUSINESS
ADJOURNMENT

ELECTION/APPOINTMENT OF BOARD OF DIRECTORS:

THREE BOARD MEMBERS – GENE GATTI, CESAR BARRETT, RICARDO RONDEROS

SIRS---STRUCTURAL INTEGRITY RESERVE STUDY- December 2024 Completed

**The conclusion of the SIRS study is that we are seriously UNDERFUNDED for the replacement value of key components in the maintenance of our building. Taking the least expensive way of reinforcing our reserves, it still comes out to \$1,600.00 per unit annually. \$400.00 quarterly over the next year starting:
June 1st, 2025, Sept. 1st, 2025, Dec. 1st, 2025, March 1st, 2026**

ROOF – DONE
POOL DECK & THIRD FLOOR
STRUCTURAL
PLUMBING
EXTERIOR PAINTING
ELECTRICAL PANEL UPDATED
NEW REGULATIONS AND BUILDING CODES
TOUGHER STANDARDS FOR ALL CONDOMINIUMS SINCE CHAMPLAIN CONDO COLLAPSE
SIRS COMPLETED

NINA BIRNBACH IS OUR CPA – 786-390-8414 305-899-8700 ninazb@bellsouth.net
EVERYTHING STAYS THE SAME, MAILING ADDRESS, PO BOX, ETC. ADDRESSED TO MOONRAKER

FEES;

RENTER’S APPLICATION FEE INCREASED TO \$150.00, **RENTER’S TENANT FEE INCREASED TO \$1,500.00**
BUYER’S APPLICATION FEE INCREASED TO \$150.00, **CAPITAL CONTRIBUTION FEE INCREASED TO \$1,500.00**

ALL REPAIRS TO LIMITED COMMON ELEMENTS (BALCONIES) HAVE BEEN TAKEN OUT OF OPERATIONAL
HALF OF BALCONIES YET TO BE COMPLETED – STILL WAITING ON ASSESSMENTS TO BE PAID
PEEK & PIERRE

BUDGET SPECIFICALLY SOUTHERN EXPOSURE UNITS AFFECTED: (REPAIRING BALCONIES, BALCONY LIGHTS,
PAINTING OF BALCONIES) NOT REQUIRED, BOARD COULD HAVE ISSUED A SPECIAL ASSESSMENT FOR ALL UNIT
OWNERS WITH BALCONIES! **NO LONGER!!!!**

UNIT OWNERS ALWAYS DELINQUENT IN ASSESSMENTS: PEEK 3-Q & PIERRE 3-N

BUDGET:

SPECIAL ASSESSMENT FOR ALL UNITS WITH BALCONIES - \$2,000.00 PER UNIT (14 units)
LIMITED COMMON ELEMENT (EXCLUSIVE USE) PEEK & PIERRE
HOLDING UP PROJECTS – BALCONIES AND FLOOR

PROPOSED ANNUAL BUDGET REFLECTS SUBSTANTIAL INCREASES IN EXPENSES:

INSURANCE (30%), WATER, REFUSE SERVICE, ELECTRICITY, LANDSCAPING, AND REPAIRS AND MAINTENANCE.

RESERVES: \$135,000.00

\$200,000.00 ALLOCATED IN FOR RESERVES – POOLED METHOD

(PAINTING, PAVEMENT RESURFACING, PATIO DECKS, ETC.)

CONTINGENT ON UNIT OWNERS PAYING THEIR MAINTENANCE & ASSESSMENTS ON A TIMELY BASIS WILL BE ADDRESSED

UNITS 3-Q IN ARREARS over \$7,000.00

PIERRE 3-N & 3-H IN ARREARS OVER \$7,000.00

3-Q PEEK - RESPONSIBLE FOR WATER HEATER LEAK THAT DAMAGED 2-Q, 2-P, 2-R, AND L-1

UNIT OWNERS: TOTAL UNITS AT THE MOONRAKER - 34.

UNIT OWNER OCCUPANTS/RESIDENTS - 8

UNIT OWNERS WHO LEASE UNITS - 26 OVER 77% of owners lease their units

MANDATORY REQUIREMENTS FOR LEASING UNITS AT MOONRAKER:

PAY ALL FEES ASSOCIATED WITH LEASING UNITS – RENTAL APPLICATION FEE \$150.00, TENANT FEE \$1,500.00

CREDIT SCORE OF 700 OR HIGHER

NO THIRD PARTY CO-SIGNORS

MANDATORY RENTAL INSURANCE

NO MORE THAN THREE PEOPLE PER UNIT – TWO ADULTS ONE CHILD

UNIT OWNERS RESPONSIBLE FOR WATER DAMAGE: 3-C, 3-N, 2-I, 3-Q,

UNIT OWNER RESPONSIBILITY:

INDIVIDUAL UNIT INSURANCE - HO-6 POLICY, SCREENS & WINDOWS, ENTRANCE DOORS & HARDWARE, ALL ELECTRICAL, HOT WATER HEATERS & PLUMBING (INCLUDING FIXTURES), AIR CONDITIONING EQUIPMENT INCLUDING CONDENSATION LINES & UNIT, FIXTURES, SWITCHES, DRAINS, & OUTLETS, FANS & VENT FANS, WALL COVERINGS INCLUDING PAINT, APPLIANCES, FLOOR COVERINGS, ALL INTERIOR SURFACES AND THE ENTIRE INTERIOR OF THE UNIT. LIMITED COMMON ELEMENTS – BALCONIES NEGLIGENCE TO MAINTAIN A/C UNITS CONDENSATION LINES AND WASTE LINES

ASSOCIATION RESPONSIBILITY:

ALL COMMON AREAS & LIMITED COMMON ELEMENTS (EXCLUDING EXCLUSIVE USE) ELECTRICAL WIRING UP TO THE CIRCUIT BREAKER BOX IN EACH UNIT, WATER PIPES MAIN LINE UP TO EACH UNIT, AIR CONDITIONING CONDENSATION LINES UP TO THE POINT OF CONNECTION TO THE UNIT, SEWER LINES UP TO THE UNIT, ALL EXTERIOR WALL; PAINTING, CAULKING, AND WATER P[ROOFING, ROOF, ALL COMMON AREAS, GROUNDS, ELEVATOR, HALLWAYS, AND GARAGE.

IMPROVEMENTS & REPAIRS:

LOBBY: FLOORING DELAYED BECAUSE OF NEW ROOF, PLAZA DECK, PATIO

800-GOT-JUNK: REFUSE DISPOSAL-DEBRIS \$\$\$\$\$\$\$\$\$\$

NEW GARAGE LIGHTING (ALWAYS NEED NEW BALLASTS)

BALCONIES NEEDING REPAIR WITH CONCRETE, STUCCO, AND PAINT TO CORRECT SPALLING AND DEFECTS, ONGOING PROCESS AND A FEW MORE NEED TO BE DONE (1/2 COMPLETED).

POOL RESURFACED W/ NEW TILE, LADDER, AND STAIRS LADDER, POOL SIGNAGE

POOL LEAK REPAIRED

ONE NEW WASHER & DRYERS REPAIRED- useful life extended

SHRUB: PERIODICALLY FERTILIZED - VANDALIZED

CAMERAS IN LOBBY AND GARAGE

RESURFACE SECOND FLOOR & THIRD FLOOR

ELEVATOR REPAIRS, INSPECTION COMPLETED AND CURRENT CERTIFICATION, EXPIRES 7/31/2025

MANDATORY ELEVATOR UPDATE MIAMI-DADE COUNTY REQUIREMENT \$65,000.00

ENTIRE PATIO & PLAZA DECK OF BUILDING AND GARAGE HAVE BEEN PRESSURE CLEANED SEVERAL TIMES AND WILL CONTINUE TO BE ON A REGULAR BASIS

EXTERMINATOR SERVICE ON A BI-MONTHLY BASIS – ALL UNIT OWNERS SHOULD PARTICIPATE

TRASH CHUTES REPAIRS – RENTER'S DAMAGE

BUILDING LOCKS & KEYS REPAIRED

NEW LOCKS AND KEYS DUE TO TENANTS NOT RETURNING KEYS

GARAGE LEAKS ON CARS: 2-E, 3-D

GRILL MAINTENANCE

HURRICANES:

DISASTER PLAN PUT INTO ACTION 718.1265 FL. STATUTE

HURRICANE PREPARATION AND POST-HURRICANE CLEAN-UP, EXCELLENT.

ISSUES:

EVICCTIONS: 3-C, 2-D

ROOF PERMISSION

CITY INSPECTIONS AND CODE VIOLATIONS?

PROBLEM TENANTS:

BIKES IN LOBBY

POT SMOKING

EXTRA TRASH PICK-UPS \$\$\$\$

POLICE CALLED SEVERAL TIMES TO PROPERTY 2-I

PROBLEM OWNERS:

TENANT EVICTIONS:

RENTERS DAMAGE TO PROPERTY AND UNIT OWNERS' RESPONSIBILITY

3-B & 2-A OIL LEAKS FROM CARS IN GARAGE

ILLEGAL PARKING & TOWING AWAY

SUBSTANTIAL EXPENSES FOR DISPOSING OF RENTER'S DEBRIS

MAINTENANCE: \$300.00 A MONTH

IT IS IMPERATIVE FOR ALL UNIT OWNERS TO PAY MAINTENANCE ON TIME.

RENTER'S ISSUES:

\$1,500.00 TENANT FEE, ASSOCIATION REQUIRES FEE TO COVER COST OF DAMAGE TO COMMON ELEMENTS AND BUILDING PROPERTY, DISPOSAL OF REFUSE, FURNITURE, ETC.

MANDATORY REQUIREMENTS FOR LEASING UNITS AT MOONRAKER:

PAY ALL FEES ASSOCIATED WITH LEASING UNITS – RENTAL APPLICATION FEE \$150.00, TENANT FEE \$1,500.00

CREDIT SCORE OF 700 OR HIGHER

NO THIRD PARTY CO-SIGNORS

MANDATORY RENTAL INSURANCE

UNIT OWNERS RESPONSIBLE FOR WATER DAMAGE: 3-C, 3-N, 2-I

PETS:

DOGS ARE ARE NOT PERMITTED

NOT ONE OWNER OCCUPANT HAS A DOG! ALL RENTERS (1)

SERVICE ANIMALS VERSUS EMOTIONAL SUPPORT ANIMALS

NOT ADHERING TO ONE PET RULE, EXTRA ANIMALS, THERAPY ANIMALS DOGS IN LOBBY AND ELEVATOR (HAIR, URINATING, DEFECATING)

RENTAL FEES ARE SO UNIT OWNERS WHO LIVE AT THE MOONRAKER ARE NOT SUBSIDIZING OWNER'S WHO RENT THEIR UNITS.

DAMAGE TO MOONRAKER PROPERTY: ENTRY DOORS, VANDALISM, LITTERING, REPAIRMEN, ETC. VIOLATION OF RULES AND REGULATIONS: HAS BEEN SUBSTANTIAL THIS PAST YEAR! COSTING OUR ASSOCIATION THOUSANDS OF DOLLARS!

REFUSE DISPOSAL AFTER TENANTS MOVE IN AND MOVE-OUT

EXPIRED REGISTRATIONS ON VEHICLES - WILL RESULT IN TOWING AWAY OF VEHICLE AT OWNER'S EXPENSE!

HANDICAP PARKING USE – IMPROPER USE WILL RESULT IN TOWING

MAINTENANCE IS BASED UPON MAXIMUM TWO (2) PERSON OCCUPANCY AND ONE SMALL CHILD

NO TRANSIENT OCCUPANCY:

DISPOSAL OF RENTER'S REFUSE & DEBRIS: TRASH ALWAYS IN GARBAGE \$\$\$\$\$\$

DISPOSAL OF UNIT OWNERS REFUSE AFTER IMPROVEMENT OR RENOVATION \$\$\$\$\$\$

NOT AVAILABLE 24/7- RENTER'S CALL UPON ME AT ALL HOURS OF THE DAY & NIGHT, NO RESPECT FOR MY TIME, CALL AT HOURS OF DAY & NIGHT WHEN TENANTS SHOULD CONTACT THEIR LANDLORD!

RESOLUTIONS INTENTIONS:

ALL PAST, PRESENT, AND FUTURE RESOLUTIONS ARE FAIR AND CONSISTENT, LEGALLY ENFORCEABLE AND ARE INTENDED TO PROMOTE THE BETTERMENT, HARMONY, AND FINANCIAL WELL BEING OF THE ENTIRE COMMUNITY.

EVICTIONS: RENTER'S WHO ARE NOT IN COMPLIANCE W/ RULES, REGULATIONS, AND BY-LAWS: FINES WILL BE ASSESSED TO UNITS IN VIOLATION OF RULES, REGULATIONS, AND BY-LAWS. TENANTS WILL BE RENT WILL BE GARNISHED AND/OR EVICTED; LIENS WILL BE PUT ON PROPERTY OF UNIT OWNERS

- GENERAL & ADMINISTRATIVE TIME CONSUMPTION: MANAGEMENT SERVICES, COURT, CONTRACTORS, RENTERS, HOURS OF OPERATION, REALTORS, JANITORIAL, LANDSCAPING, TRASH REMOVAL, ETC. SECURITY! SECURITY! SECURITY!

ADDITIONAL ISSUES:

UNIT OWNER'S RESPONSIBILITIES:

CLOGGED CONDENSATION LINES IN NUMEROUS UNITS - CONDENSATION LINES

ESTOPPEL: **RIGHT OF FIRST REFUSAL DISCLOSURE, ASSESSMENT INFO, VIOLATIONS OF RULES & REGULATIONS, CAP FEE AT \$299.00, EXPEDITED AN ADDITIONAL \$119.00 TEN DAYS TO ISSUE, ETC.**

ANIMALS: **NO PETS!!!!**
 EMOTIONAL SUPPORT ANIMALS MUST COMPLY WITH WEIGHT LIMITATIONS. LAW

ROOF: **NEW ROOF**

TRASH CHUTES: **CLEANED ON A REGULAR BASIS, RESIDENTS DISPOSE OF UNSECURED TRASH LEADS TO PROBLEMS – RATS, ROACHES, RACCOONS, ANTS, ETC.**

INSURANCE: **THE LARGEST MONTHLY BILL. COMPLETE COVERAGE EXCLUDING FLOOD**

WATER: **THE SECOND LARGEST MONTHLY BILL - CONSERVE AND SAVE!**

ELEVATOR: **INSPECTED & WORKING GREAT**

FIRE PREVENTION: **ALL UNITS MUST HAVE HARD-WIRED SMOKE DETECTORS, CHECKED PERIODICALLY RECOMMENDATION – ALL UNITS HAVE FIRE EXTINGUISHERS**

40 YEAR
SECURITY: **COUNTY EXPECTS TO COMPLETE INSPECTION IN 2025-COMPLIANCE, BACK-LOGGED SECURITY & SAFETY - IT IS THE RESIDENTS OBLIGATION AND RESPONSIBILITY TO MAINTAIN A SECURE AND SAFE MOONRAKER.**

SANITARY PIPING: **ONGOING PROCESS OF REPLACING SANITARY PIPING IN GARAGE**

WATER LEAKS: **PRIMARILY COME FROM WATER DRAINS, TOILETS, CONDENSATION LINES, OR WATER HEATERS, ALL OF WHICH ARE THE UNIT OWNERS' RESPONSIBILITY**

ENERGY CONSUMPTION: **REDUCING OUR ELECTRIC BILL**