

Nautica
MANAGEMENT

**The Breeze Condominium Association, Inc.
A Corporation Not-for-Profit**

1555 / 1575 N. Treasure Drive, North Bay Village, FL 33141

MINUTES OF ANNUAL BUDGET/BOARD MEETING

February 27, 2025

Directors in Attendance:

Donna Phillips	President	Unit 410/412
Klevi Bejo	Treasurer	Unit 212
Merari Motola	Secretary	Unit 503

Property Manager:

Rick Muller, LCAM Nautica Management

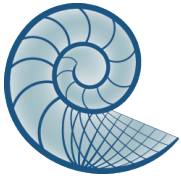
Call to Order – Donna called the meeting to order at 7:44 PM.

Attendance – In addition to the Board members and Property Manager in attendance, the below unit owners or their representatives were present at the Zoom meeting:

101 – Alejandro Alvarado
106 – Tamara Feola
201 – Elizabeth Lee Beck
212 – Kelsey Rumburg
305 – Karen Shannon
411 – Amada Fernandez
414 – Andrea Martin
501 – Angella Reid
505 – William & Luz Garcia
508 – Cathy Rincon
510 – Celine Hercouet
513 – Lidia Milian
515 – Priscilla Salvador & Indira Shakti

Determination of Quorum – All three Board members were present for the duration of the meeting.

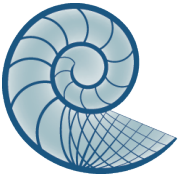
Review and Approve Minutes from January 28, 2025 Election and Organizational Board Meetings – Donna briefly reviewed the minutes from the 2025 election and organizational



meetings and made sure everyone had received them. She and Klevi motioned to approve the minutes as is. All in favor. Minutes were approved.

Consideration and Vote on 2025 Proposed Budget –

- The 2025 Annual Budget was discussed at length with areas of significant change or increase highlighted by Rick.
- The SIRS (*Structural Integrity Reserve Study*) is a newly mandated state program to ensure the collection of adequate reserves and is required of any condominium three stories or higher. Rick sent out a copy of the completed SIRS report to all owners and confirmed we have met the state mandate and had the report done on time.
- To keep the maintenance fees in a realistic range, Rick made adjustments to the reserves to match our Association's historical data and to correspond with the work we are actually doing right now.
- For example, the SIRS inspector included a line item of \$250,000 for repair of the post-tension cables within the next five years. In the last 20 years, there has been only one relatively minor repair to the post-tension cables in the balcony of unit 212; therefore, this would be an unrealistic amount of reserves to collect over a five-year period given our past history.
- The line item for insurance has increased 17 percent year over year from \$12,705 monthly in 2024 to \$14,850 monthly in 2025. Much of the increase is due to our windstorm policy with Citizens. We were potentially looking at a 200 percent increase had we not agreed to replace the condo roof, which was mandated by Citizens as a condition for policy renewal.
- With new insurance underwriters entering the Florida market, we may have an opportunity to obtain quotes from other companies at the end of hurricane season with the goal of lowering the premium before the 2026 budget year.
- The line item for utilities has increased 29 percent year over year from \$11,000 monthly last year to \$14,150 this year due to increased costs in water, sewer and trash passed on to the consumer by the City of North Bay Village as well as an anticipated 5 percent increase in the bulk cable contract with Breezeline.
- There was a brief discussion regarding the pros and cons of renewing the bulk cable contract with Breezeline. The current contract expires at the end of July. The current cost is \$106.06 per door, which includes Internet, cable TV with several premium channels and modem, DVR, etc. The retail price of a similar package will be considerably higher than this.
- There are other options, however, such as Google Webpass, which is already installed and available for access. Google Webpass does not include television services, which means residents would have the option of subscribing to the streaming channels of their choice or continuing with Breezeline at the retail rate. Rick and the Board discussed holding a membership vote to decide whether or not to renew the bulk rate package with Breezeline. This will likely take place sometime in the next two months.



- Other line items with significant increases year over year include contracted landscaping due to the addition of bimonthly pest control and fertilization to control the rampant white fly problem, and licenses, taxes, permits and inspections, which now includes the annual recertification of the backflow preventers in our plumbing system. The cost was moved from miscellaneous repairs and maintenance, resulting in a commensurate decrease in the R & M line item.
- A significant number of owners have paid the special assessment in full, including payments received from the Miami-Dade loan program. The Association has used these funds in conjunction with the assets in our reserves account to cover the payments for the new condo roof. This has enabled us to avoid six months of interest only payments prior to amortizing the bank loan. Once all lump sums have been applied, we will use the bank loan to replenish the reserves account and immediately convert it to an amortized loan.
- Rick provided an update that going forward we will be implementing a \$25 fee for late maintenance payments and for checks returned due to insufficient funds. All regular maintenance payments are due by the 10th of each month.
- At the end of the discussion, Donna motioned to approve the 2025 budget. Klevi seconded the motion. All in favor. The 2025 budget was approved and adopted with the new maintenance fees taking effect on March 1st.

Project Review/Updates –

- **Condo Roof/Townhouse Roof**

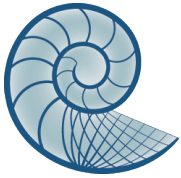
Rick announced that the condo roof was finished and passed its final inspection with the City. He reported inspecting the roof himself and will share photos taken up close and by drone. The final payment on the project will not be issued until the punch list is addressed, including clean up of the recreation and lobby roof tops and pressure washing of concrete dust and debris from unit windows.

The townhouses roof repairs will begin when the condo roof is deemed completed, and the permits are obtained for the next phase of the project.

- **Lobby front door and storefront windows**

The proposal to replace the lobby front door and storefront windows has been finalized with the contractor and will be sent to the engineering team to provide wind load calculations, which will be submitted with the permit applications to the City of NBV. Rick projected a six-week timeline to complete the project once permit approval is obtained.

There was a discussion regarding the pros and cons of integrating a Fob system for all points of entry to the property. Rick mentioned Kantech as one option he has worked with previously. Donna explained we are not ready to address this issue and asked



the Board to table it for future consideration. Other suggestions included an intercom with video system and installing a padlock with code to secure the townhouse area trash dumpster adjacent to Pirates Alley.

- **Installation of new camera system**

Rick is still working on obtaining three quotes for the overhaul of the camera surveillance system. Other considerations were discussed, including requesting a security assessment of the property by local law enforcement (Officer Jessica Polanco is the Neighborhood Crime Watch liaison) and posting signs around the property indicating the NBV police department is authorized to enter the property for the purpose of security checks.

- **Water pressure pump**

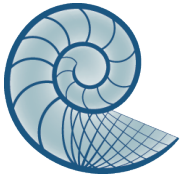
Rick has one bona fide quote from Titan Plumbing and is seeking additional quotes. Klevi mentioned a program sponsored by the City of NBV that offers a 50 percent discount on home improvement permits to encourage energy resilience and sustainability. (Editor's note: qualifying projects include impact windows and doors, solar panel installations and generator installations for single-family homes.)

- **Repainting/waterproofing both buildings**

Rick has one bona fide quote from Gonzalez Painting & Waterproofing, Inc. and is seeking additional quotes for comparison. Concrete repairs of balcony flooring, where needed, will be included in this project.

- **Townhouse (TH) Report from Tamara Feola**

1. Rear pedestrian gate to Pirates Alley needs to be secured with a Medeco key, and the gate needs to be adjusted to close automatically. Donna confirmed this was the case early on when the Medeco building key was matched to the pedestrian gate door lock.
2. Enhancement of the fencing around the TH trash dumpster adjacent to Pirates Alley due to security concerns and to prevent people outside the property from throwing their trash in the dumpster.
3. Planting of new landscaping along the back fence across from TH1 to enhance security in this area.
4. Installation of a weather resistant package drop and new mailboxes for the TH units (or repair of the existing mailboxes).
5. Repair cracks in the concrete in front of the entry doors to each TH unit.



Announcement of Committees/Appointment of Volunteers –

Volunteers for the three Committees are as follows:

1. Violation Committee
Tamara Feola
Karen Shannon
Julie Zihal
2. Community Engagement Committee
Ivee Colon
Tamara Feola
Andrea Martin
Angella Reid
Kelsey Rumburg
3. Website Advisory Committee
Elizabeth Beck Lee
Diana Marin
Andrea Martin

Open Discussion –

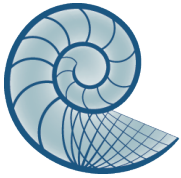
- **Communication channels**

The state of Florida has mandated that all condo associations with more than 25 units must have a website in place by January 1, 2026. A committee has been formed to assist in this process. An official communication channel will be incorporated into the website. Until that time, all questions and concerns should be addressed directly to Nautica management and/or the Board via email communication or phone call. Rick does not respond to, or conduct business, via text messages.

Any social media channels currently in place are considered “unofficial” and are not monitored by the Board or management. Michael Halberg, legal counsel for The Breeze, has rendered a legal opinion regarding these issues and cautioned against the use of social media for official communication purposes due to the liability and risk associated with this medium.

- **Legal review of condo docs**

There have been significant changes to the Florida statutes since The Breeze condo docs were submitted to the county for approval 20 years ago. The Board and management are in agreement it is time to initiate a legal review of our docs and to



make updates where needed. Rick recommended an owner vote on an amendment to the declaration to include the statement that the Association is allowed to make changes from time to time to correspond with changes in the statutes. He has begun to outline what changes are required currently and will follow up with Michael Halberg to move forward with the review.

- **Unit owner concerns**

Landscaping

Donna advised that the hedging around the pool will be replaced in conjunction with planting of new landscaping along the perimeter fence adjacent to TH1. Concerns regarding weed control, pest control, fertilization with proper nutrients and mulching were addressed as measures to maintain and enhance our current landscaping.

Gym Equipment

A new treadmill is arriving this week. There is regular maintenance of the gym equipment, and any repair issues should be reported directly to management. The Board agreed to look into activating a Google Webpass account for the gym, recreation room and pool to provide Wi-Fi for the gym equipment as well as for meetings and gatherings in the recreation area. According to Rick, the cost to the Association would be roughly \$60 per month.

Meeting adjourned: Donna motioned to adjourn the meeting. Klevi seconded the motion. All in favor. Meeting adjourned at 11:00 p.m.

Submitted by:

s/Merari Motola

Merari Motola
Secretary of the Board

s/Donna Phillips

Donna Phillips
President of the Board