

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

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

MINUTES OF ANNUAL MEETING AND ELECTION

January 28, 2025

Directors in Attendance:

Donna Phillips	President	Unit 410/412
Jason Cohen	Treasurer	Unit 214
Merari Motola	Secretary	Unit 503

Property Manager:

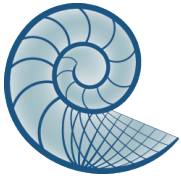
Rick Muller, LCAM Nautica Management

Certified Election Monitor:

Nan Green

Attendance – In addition to the Directors, Property Manager and Election Monitor in attendance, the below members signed in for the in-person meeting:

101 – Alvaro Alejandro Alvarado
106 – Tamara Feola
212 – Klevi Bejo & Kelsey Rumburg
303 – Elisa Torres
305 – Karen Shannon
308 – Balvina Naar
309 – Tanya Diaz
311 – Renata T. Oropallo
401 – Michael Cariglio
406 – Nancy Alfaro
409 – Chate Vailikit
410 – Mariluce de Souza
414 – Andrea Martin
415 – Diana Marin
501 – Angella Reid
505 – William Garcia
508 – Cathy Rincon
512 – Alba Motola
515 – Priscilla Salvador & Indira Shakti



Call to Order – The meeting was called to order at 7:08 pm.

Proof of Notice Meeting – Rick advised packages containing the ballots, candidate statements and return envelopes were mailed out to all unit owners on January 14, 2025.

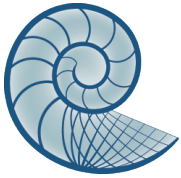
Determination of Quorum – Three Board members were present throughout the election. A quorum of unit owners (or 23 members) was not established for the purpose of conducting official business during the meeting; however, Rick explained there is no quorum requirement to conduct an election of Board members. Therefore, the meeting proceeded with the election, which required valid ballots from at least 20% of the membership (or 14 members).

Election Process Explained – Nan Green explained the process for counting the 49 ballots that had been submitted. Anyone who wishes to review the election records is allowed to do so by making arrangements with the Nautica office. Records must be maintained by the Association for a period of one year and cannot be removed from the office. Ms. Green counted and stamped the sealed ballot envelopes and confirmed a total of 49 valid ballots. She confirmed the identity of each unit owner per ballot using Miami-Dade property tax records. At 7:23 PM, she announced the voting polls were closed.

Announce Election Results – At 8:15 PM, Ms. Green announced the results of the election:

Candidates	# of Votes
Klevi Bejo*	33
Tamara Feola	23
Merari Motola*	26
Donna Phillips*	29
Priscilla Salvador	25

Klevi Bejo (Unit 212), Donna Phillips (Unit 410/412) and Merari Motola (Unit 503) were declared the winners of the election for the 2025 Board of Directors. Klevi was asked to join Donna and Merari at the table to proceed with the Organizational Board of Directors meeting.



MINUTES OF BOARD MEETING

Organizational Meeting

January 28, 2025

Directors in Attendance:

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

Property Manager:

Rick Mueller, LCAM, Nautica Management

Call to Order – The meeting was called to order at 8:17 PM.

Attendance – In addition to the Directors and Property Manager in attendance, all of the members who attended the election remained for the Organizational meeting.

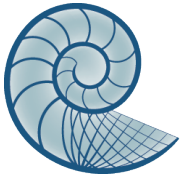
Establish Quorum – All three of the newly elected Board members were present throughout the Board meeting.

Board Members Appoint President, Treasurer and Secretary – Donna motioned to appoint Klevi as Treasurer, while Donna remained as President of the Board and Merari remained as Secretary of the Board. All appointments were unanimously approved by the new Board.

Open Discussion of Association Business – The following issues were discussed with the members present at the meeting:

Creation of Committees – The need to create three types of committees was discussed, with each committee having three members. The committees to be created are a Violations Committee as mandated by our Bylaws, a Community Committee and a Website Committee. The exact names to be given to each committee, and the members assigned to each will be announced at a subsequent Board meeting. It was agreed the Board would formalize names and descriptions of each committee and send out to the membership asking for volunteers for each committee.

Lobby Front Door Entrance – Rick explained the lobby front door and storefront windows need to be replaced. He is currently working on finalizing the details with the vendor chosen for the project. The need for updated security cameras and monitoring equipment also was addressed.



Window Cleaning/Pressure Washing – Rick advised the owners that the current roofing project caused some of the unit windows to get dirty, and that the roofing company would have the windows pressure washed and cleaned at the completion of the project.

Condo Roofing Project – Rick gave a status update on the roofing project and indicated that the last step of the project is to pressure wash all roof surfaces, including the one over the lobby and the recreation room.

Water Pressure Pump – Rick advised that a water pump is in the works in about 6-8 weeks.

Meeting Adjournment – Meeting adjourned at 9:06 p.m.

Submitted by:

s/Merari Motola

Merari Motola
Secretary of the Board