

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

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

MINUTES OF BOARD MEETING

May 6, 2025

Directors in Attendance:

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

Property Manager:

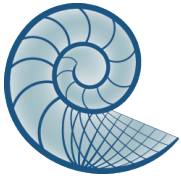
Rick Muller, LCAM Nautica Management

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:

105 – Tamara Santos & Elena Bowen
212 – Kelsey Rumburg
403 – Marcio Demelo (tenant)
415 – Diana Marin & Christian Tenekedes
505 – William Garcia
510 – Celine Hercouet

Meeting Agenda –

- 1. Call to Order** – The meeting was called to order at 7:35 pm.
- 2. Determination of Quorum** – All three Board members were present for the duration of the meeting.
- 3. Review and Approval of Minutes from Budget Meeting on 2/27/25** – Donna briefly reviewed the minutes from the 2025 budget meeting and motioned to approve them as is. Merari seconded. All in favor. Minutes were approved.
- 4. Cable/Internet –**
 - Presentation by Frank Zapata and Brayden Miller from Breezeline** – Frank is the rep assigned to our bulk account. Brayden is the regional manager. Frank detailed the benefits of renewing our contract with Breezeline, including faster Internet speed (1 GB+) and new equipment at a reduced rate from \$96.08 per unit to \$70.99 per unit. Our current contract includes cable service with TIVO. The new contract will require installation of fiber optic wiring for Internet and television services. Per Frank, there will be a thin wire running along the baseboard inside each unit. The contract also



requires a 10-year commitment with the option to renegotiate at year 5 as well as a door fee credit of roughly \$20K in the first year.

- **Breezeline vs. Google Webpass vs. DirecTV** – Additional options were discussed with details provided by Rick. Google Webpass is \$30 per month for 1 GB of Internet speed. DirecTV is \$35 per month and operates via wireless streaming for television services. They will hold prices steady for five years and have offered to come to The Breeze to demonstrate how their system works. The Board agreed this decision should be put to an informal vote of the owners. The goal is to send a Google survey to all owners with a summary of the options presented at the meeting to assist the Board with making the final decision.

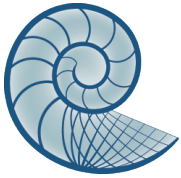
5. Financial Status Update – Rick shared his screen to review the latest financial reports. The main concern is what will be the impact of the townhouse roof replacement on the 2025 budget. Current account balances are as follows:

- **Operating Account** – \$47,068.56
- **Reserves Account** – \$176,922.39
- **Special Assessment Account** – \$42,425.68

6. Project Status Update –

- **Loan Projects**

- Condo/Townhouse Roof Replacements** – The condo roof has been completed. The townhouse roof system requires full replacement due to pervasive wood rot. Work is scheduled to begin on May 8th. Rick will provide an update on how much wood needs to be replaced as well as the cost.
- Lobby Front Door and Storefront Windows** – Front doors and windows are in production. Installation is scheduled to begin on June 6th.
- Installation of New Camera System** – Currently on hold until we know the full impact of the townhouse roof.
- Water Pressure Pump** – Currently on hold until we know the full impact of the townhouse roof.
- Townhouse Security Enhancements** – Some areas have been shored up such as the rear pedestrian gate. Additional enhancements are on hold until we know the full impact of the townhouse roof.
- Townhouse Package Drop/New Mailboxes** – The Board agreed to new mailboxes rather than try to repair the existing ones. Rick is researching for the best price and once purchased should be installed shortly.



- **Repainting/Waterproofing of Both Buildings**

We are waiting on two additional proposals to move forward with selection of the contractor. All windows will be power washed prior to painting. Rick will ask the contractor to add sharkskin to our stairwells during repainting to minimize slipperiness.

7. Committee Updates –

- **Community Engagement Committee** – Successful first event (karaoke/happy hour). Confirmed that for committee meetings and events the recreation room can be utilized at no cost. Elaine to be notified in advance of requested dates. The committee will work on a “welcome email” for new owners/tenants. We will need to add a line on the application package to request permission from new owners/tenants to be contacted by email for welcoming purposes. Elaine to purchase a frame or display case that can be attached to the townhouse mailboxes for meeting announcements. Committee budget to be revisited once we determine the overall cost of the townhouse roof replacement.
- **Website Advisory Committee** – Update provided by Andrea Martin via email: The committee is researching vendors that can develop the website for The Breeze as it is too complex to do in house. Rick suggested GoDaddy as one possible option. The committee will present budgetary needs once they have a better idea of costs.

8. Meeting Adjournment – Meeting adjourned at 10:29 pm.

Submitted by:

s/Donna Phillips

Donna Phillips
President of the Board