

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

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

MINUTES OF BOARD MEETING

August 21, 2025

Directors in Attendance:

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

Property Manager:

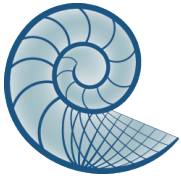
Rick Muller, LCAM Nautica Management

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

101 – Alejandro Alvarado
106 – Tamara Feola
211 – Edgar Nuñez Blanco (in person)
212 – Kelsey Rumburg
410 – Mariluce de Souza (in person)
414 – Andrea Martin
415 – Christian Tenekedes
501 – Angella Reid
505 – William Garcia
510 – Celine Hercouet

Meeting Agenda:

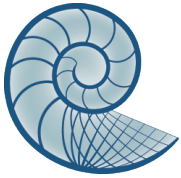
1. **Call to Order** – The meeting was called to order at 7:41 pm.
2. **Determination of Quorum** – All three Board members were present for the duration of the meeting.
3. **Review and Approval of Minutes from Board Meeting on 8/14/25** – Donna briefly reviewed the minutes from the last meeting and motioned to approve them as is. All in favor. Minutes were approved.
4. **Board Vote on Repainting Proposals** –
 - Rick asked Gonzalez Painting to update their proposal with specific wording to include replacement of caulking and sealant for all windows *and* sliding glass doors. The garage overhead is an additional inclusion to this contract.



- Rick clarified that Sherwin Williams would be providing a 10-year warranty for each of the contractors under consideration, and that a copy of the warranty is available upon request.
- The Board discussed concerns ranging from the significant cost differential among the three proposals, the lack of itemization of the scope of work for each proposal and problems with the contractors from the previous two repainting projects in 2010 and 2017 that led to deficiencies with each job.
- The Board emphasized the need for close oversight from management for this repainting project to avoid a repetition of past problems. Rick provided assurance this would be the case as per the terms of our management agreement.
- The fact that Sherwin Williams will need to inspect and sign off on each stage of the project provides additional assurance the job will be done properly.
- Klevi motioned for a vote to approve Gonzalez Painting for \$205,580 for the repainting and waterproofing of the condo building and townhouse units. Donna seconded the motion. All in favor. Motion approved unanimously by the Board.

5. **Board Vote on Internet/Cable TV (or Fiberoptic) Options –**

- **Review of updates to Breezeline proposals** – The Board pointed out there were updates to both pricing and terms for the Breezeline proposals under consideration. This information was provided with each email that went out to owners the last few days with the link to the survey on the various options. The most significant changes were to the pricing of the Internet plus TV fiberoptic proposal (increased monthly cost with decreased door incentive) and to the terms of the Internet plus TV cable proposal which now includes the option to upgrade to fiberoptic after year 2.
- **Review of survey results** – Klevi shared his screen to present the survey results. There was a 30 percent response rate (20 of 66 unit owners). Overall, the results indicated a preference toward keeping Internet plus TV in a bulk rate package as well as a slight preference toward fiberoptic versus coaxial cable. There were several write-in comments in support of Google Webpass as an Internet provider. During the meeting, there was additional discussion by the Board and owners present on their experiences with the various companies under consideration as well as reviews of ratings for each service provider.
- **Board vote** – Rick suggested the Board delay the vote in order to determine whether Breezeline could provide cable TV services in conjunction with Google Webpass as our Internet provider (this was determined not to be an option as Breezeline does not provide cable or fiberoptic TV services *without* their own Internet service). Through a shared screen, Klevi provided a first year cost savings comparison for each of the proposals under consideration:



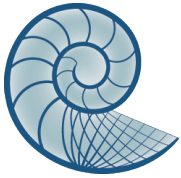
- **Breezeline Coaxial** (\$64.99/month plus incentives) – **\$39,801.30** in total savings from the current contract for the first year
- **Breezeline Fiberoptic** (\$79.99/month plus incentives) – **\$35,181.30** in total savings from the current contract for the first year
- **Google plus DirecTV** (\$64.99/month plus no incentives) – **\$24,623.28** in total savings from the current contract for the first year
- Consideration of the cost savings helped the Board to make a decision. Klevi motioned for a vote to approve the Breezeline HFC proposal for \$64.99 monthly/6 year agreement with an upgrade technology clause after year 2 for FTTU network negotiations in good faith and pending the addition of the following clause: the option to drop TV services after year 3 of the agreement. Merari seconded the motion. All in favor. Motion approved unanimously by the Board.

[Rick exited the meeting at 9:31pm just prior to the Board vote on Internet/TV proposals.]

6. **Common Area Security Deposit for New Tenants** – Following clarification by the Board that our bylaws allow for imposing a common area security deposit up to or equal to the amount of one month of rent for a particular unit, Donna motioned to increase the common area security deposit from \$300 to \$500 effective September 1st, 2025. Merari seconded. All in favor. Motion approved unanimously by the Board.

7. **Committee Updates** –

- **Community Engagement Committee** – The chair of the committee, Kelsey Rumburg, provide the following updates: The Breeze birthday party was a huge success and thanks to all committee members, the Board and other volunteers who contributed to the event. The committee is planning a couple of more events before the end of the year. As for the logo contest, the committee recommended to the Board to move forward with the winner of the contest and to make whatever edits were needed to be ADA compliant and to reflect the correct verbiage for Breeze Condominium. The Board to decide next steps.
- **Website Advisory Committee** – The committee has provided 3 competitive proposals to the Board for a website vendor. The Board asked the committee to set up demos with each company at a noticed committee meeting to provide more detailed information about the features they offer. The plan is to schedule this meeting for early to mid-September if possible and for the Board to choose a vendor by end of September/early October. The deadline to have the website up and running is the end of this year.



8. Unit Owner Concerns –

- Several owners have asked for recordings of the Zoom meetings and one owner specifically requested the recordings for the last two meetings. Prior legal guidance from Association counsel indicated that recordings and transcripts of Zoom meetings were for Board use only. Given the recent legislative updates, the Board agreed to research the question further to determine whether recordings and transcripts can be made available to unit owners. Once the website is operational, a link to the recordings will be posted for one year after each meeting takes place. Clarification is needed as to how to proceed prior to the availability of the website.
- Another owner inquired as to when the Special Assessment projects will be completed as she was advised this would be the date when repayments to the Miami-Dade County loan program would become due. Since we do not have a firm date as to the completion of all SA projects, the Board advised any owners who are participating in the Miami-Dade County loan program to contact Rick for further guidance regarding this concern.

9. Meeting Adjournment – Meeting adjourned at 10:33 pm.

Submitted by:

s/Donna Phillips

Donna Phillips
President of the Board

s/Klevi Bejo

Klevi Bejo
Treasurer of the Board