

**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 14, 2025

Directors in Attendance:

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

Property Manager:

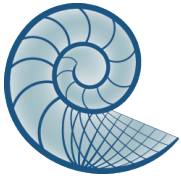
Rick Muller, LCAM Nautica Management

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
105 – Tamara Santos
213 – Carlos Lara
214 – Jason Cohen
410 – Mariluce de Souza (in person)
501 – Angella Reid
510 – Celine Hercouet
515 – Priscilla Salvador

Meeting Agenda:

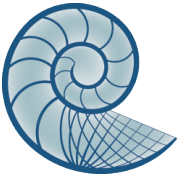
1. **Call to Order:** The meeting was called to order at 7:34 pm.
2. **Determination of Quorum:** All three Board members were present for the duration of the meeting.
3. **Review and Approval of Minutes from Meeting on 5/06/25:** Donna briefly reviewed the minutes from the last meeting and motioned to approve them as is. All in favor. Minutes were approved.
4. **Review of Proposals for Repainting Project:**
 - Rick shared that the roof on both the condo building and the townhouses have passed all inspections, and the permits have been closed.
 - The front door/storefront window project is complete and pending inspection. There are two areas of stucco above the front entrance that need to be patched as well as a hole in the sheetrock that needs to be repaired.



- Three contractors have provided proposals for the repainting/waterproofing project (Rick has done projects with all three companies):
 - **Gonzalez Painting** – \$205,580 (they originally quoted \$175,085 in 2024).
 - Painted Casa Biscayne (32 units) – the work has held up well after five years – they are recommended by Rick for our project.
 - Scope of work to include painting of garage (ceiling, walls and pipes), repair of concrete around all railing posts, concrete restoration of balconies where needed (\$400 additional cost per balcony) and hand washing of all windows when work is complete.
 - Sherwin Williams provided the specifications for the work itself. They have two specifications, a lower level and a higher level. Lower level includes material failure. Higher level includes waterproof warranty. All caulking and sealant (windows and sliding glass doors) must be cut out and replaced with new as part of the scope of work. Primer plus two coats of paint will be applied.
 - Paint colors will remain the same. Rick explained the legal implications of changing the colors, the additional cost, and the fact that it would require a unit owner vote to do so.
 - **K Construction** – \$405,000 (they did a complex project for Rick in another condo property).
 - **AG Contractors** – \$334,000 (they did our front entrance project).
 - **Pro-Max Restoration & Paint Corporation** – they did not submit a bid despite multiple requests.

5. Financial Status Update:

- Rick stated that all money needed for the repainting project proposed by Gonzalez Painting is in reserves, and that no further special assessment will be necessary even if we had to do every balcony repair at \$400 each as part of the project.
- Rick explained the process to replenish the reserves already used for the roofing and front entrance projects. To date, \$259,479 has been collected from unit owners up front toward the loan for the Special Assessment (SA). These funds been used to pay for the projects completed so far, which were supplemented by funds from the respective line items in the reserves.
- Once the reserves are replenished, there will be \$145,755 available from the SA to complete all planned projects as well as discretionary projects such as restoration of the front ramp, renovation of the lobby and enhancement of security around the property.
- Starting in September, we will need to amortize the loan and begin collecting the monthly payments from unit owners who did not prepay the SA in one lump sum.



- Rick to send out the breakdown of monthly SA payments due from unit owners who did not prepay with the schedule of payments to begin as of September 10th.

[Rick exited the meeting after the Financial Status Update at 8:40 pm].

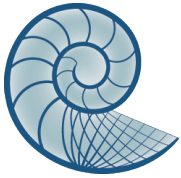
6. Internet/Television Services:

- **Breezeline Presentation by Frank Zapata and Mariel Alfonso Adler:**

- A community association manager will be assigned to The Breeze once the new contract is signed.
- Fiberoptics option: 9 months of construction outside the units.
- Once the work is completed, installation inside the units begins.
- The work is minimal and non-invasive and will take 4-6 weeks to complete installation in all units.
 - Fiber cable (described as similar to “dental floss”) to the modem in each unit is a two-hour installation process.
 - Each unit schedules their own appointment once the outside construction is complete.
- Coaxial cable platform with new streaming devices is the second option: smooth transition from our current contract and equipment with eventual capability to increase upload speed to 2GB.
- Fiberoptics will future proof the property, and upgrades from coaxial cable are “always on the table.”

- **USA Wireless (DirecTV) Presentation by Warren Schoen, David Lidskin and Kevin Cooper:**

- David Lidskin is the local rep for DirecTV.
- They can complete installation within roughly one week for all units.
- They do not use satellite dishes anymore.
 - Google would come in first to install Internet (Bob Pompa is the local rep).
 - This would require at least two antennae on the roof and would run alongside our current co-axial cable connections.
 - Google contract (\$30 per unit per month) is separate from the DirecTV contract.
 - Warren recommended installing fiber throughout (with Google) to provide a more stable, symmetrical signal.



- Requires a 5-year contract at \$34.99 per unit per month (for the basic Entertainment package and premium channels including HBO, Showtime and Paramount+) assuming 100 percent participation with a max 5 percent increase per year.
 - Upgrades in programming available through the bulk package or through individual accounts, which would be at a higher price point (e.g., Choice package is another \$12.00 per month bulk or another \$32.99 per month individual).
7. **Common Area Security Deposit for New Tenants:** Donna made a motion to increase the common area security deposit from \$300 to \$500. The Board discussed whether the \$300 refundable moving deposit should be increased in conjunction with the security deposit, which is for tenants only. Since a consensus could not be reached, and in light of the late hour, this item was tabled until the next meeting.
8. **Committee Updates:** Tabled until the next Board meeting due to the late hour as well as the lack of committee members present at the meeting.
9. **Meeting Adjournment:** Meeting adjourned at 10:37 pm.

Submitted by:

s/Merari Motola

Merari Motola
Secretary of the Board

s/Donna Phillips

Donna Phillips
President of the Board