

Washington Park Condominium Association, Inc.

First Quarterly Board Meeting May 14th, 2026 5:00PM

Minutes

The Meeting of Washington Park Condominium Association, Inc. was properly held and duly noticed in accordance with its Bylaws and Florida Statutes and conducted via Zoom at 5:00 PM on May 14th, 2026 EST.

Board Members and Owners present were:

Salvatore Galea

Monica Morfin

Anthony Cosio

Jo Anna Zelano Saether

Gadirou Diakite & Rosalie Jelencic

Silvia Ilacqua Midgarden & David Gunder Midgarden

Unit 4G President via Zoom

Unit 1C Treasurer via Zoom

Unit 2F Secretary via Zoom

Unit 1D Owner via Zoom

Unit 3D Owner via Zoom

Unit 2A Owner via Zoom

AGENDA

1. **Call to Order** – The Meeting was called to order by the President Salvatore Galea at 5:04 PM and conducted via Zoom
2. **Roll Call / Establishment of Quorum**- All Board Members were present.
3. **Proof of Notice of the Meeting** - Notice was posted and emailed to all unit owners.
4. **Reading and disposal of Minutes from the previous Meeting** - Minutes have been approved by the President Salvatore Galea.
5. **Treasurer's Report to include delinquencies** - The financial update showed reserves building up with no current delinquencies among units. SoBe presented the first quarter 2026 income statement.
6. **Update on Special Assessment and work completed** - Salvatore provided an update on a special assessment for unforeseen repairs, particularly the replacement of a hot water boiler with a tankless system, costing approximately \$60,000-70,000.
7. **Update on A/C water tubes status** - The board discussed addressing AC unit drainage issues that are causing water leaks and mold on the north walkway. They agreed to send a notice to all unit owners to inspect and maintain their drainage systems, with plans to follow up with targeted inspections if needed. Anthony volunteered to create an inventory of which units have different types of drainage systems to help track maintenance needs.
8. **Update on Surveillance Cameras installation status & Building Waste and Recycling Management** - The group also discussed plans to install surveillance cameras to address garbage disposal issues and security concerns, with Salvatore noting the potential \$270 fines for overflow trash and Silvia mentioning a recent recycling bin fire incident. The team discussed waste management issues in the building, focusing on recycling containers and proper waste disposal. SoBe explained that adding more recycling containers could increase garbage bills, but suggested increasing pickup frequency instead. The group agreed to get

Approved

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Salvatore Galea, P
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August 28, 2026

Washington Park Condominium Association, Inc.

clearer guidelines on recycling policies and consider implementing visible "no illegal dumping" signs, potentially using stickers on garbage containers rather than additional signs.

9. **Update on 40-year recertification details, Historic Railing Compliance Project, Structural Engineer contract status, and concrete repairs** - The group discussed about the importance of starting work on the 40-year recertification project, which is due in approximately two years. Salvatore and SoBe discussed the railing project, focusing on compliance with new code requirements and the potential to salvage historic railings. SoBe offered to coordinate an appointment with the fire inspector to discuss options for the project. Salvatore expressed a preference for upgrading the existing railings due to concerns about the quality of new metal fabrication, and emphasized the need to proceed with due diligence and cost comparisons. They also discussed the importance of obtaining a technical report and scope of work from the engineer for the concrete restoration project.
10. **Discussion and decision how to deal with illegal parking by Temple Emmanuel attendees for special events** - Anthony discussed ongoing issues with the Temple of Emmanuel hosting frequent events, leading to parking problems in the building's lot and illegal parking near fire hydrants, which he has reported to the city. Anthony and Salvatore are considering escalating the issue to the parking department director and potentially the mayor's office to address the safety concerns and seek solutions like installing parking restrictions.
11. **Parking Policy and Enforcement Discussion** - Residents expressed concerns about the current system's limitations, particularly for short-term guest parking and vehicle repairs. SoBe explained the existing scratch-off parking pass system, which allows 12 temporary parking permits valid for 24 hours, but residents argued this system was too restrictive. Salvatore acknowledged that the current parking system is not perfect but has improved conditions significantly over the past few months. Silvia raised concerns about visitor parking and suggested implementing a hanging tag system, which Salvatore agreed to explore as a potential solution.
12. **Project Updates** - Salvatore provided updates on ongoing projects, including plans to assemble packages for contractors to bid on two jobs and potential improvements to the elevator shaft, which requires specific compliance with codes.
13. **Discussion and decision about gardening and plants** - Salvatore expressed concerns about plant management, noting that while plants enhance the building's atmosphere, they can cause maintenance issues and potentially damage restored terrazzo floors. The team decided to maintain the current landscaping approach with their existing landscaper for now, focusing on managing existing plants and addressing dead palm trunks.
14. **Building Cleaning** - A new cleaning crew is starting on Tuesday with purchased supplies and a designated storage area in the laundry room. The previous cleaning company was terminated. SoBe emphasized that the new cleaner has a proven track record and will assess and address cleaning needs as they arise.
15. **Adjournment** - The meeting was adjourned at 6:39 PM

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Salvatore Galae, P
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