

THE SEA EDGE, INC.  
2076 SOUTH OCEAN DRIVE  
HALLANDALE BEACH, FL 33009

MINUTES OF THE FEBRUARY 11, 2024 ANNUAL MEETING

1. Mr. Martinez announced that with the meeting had a quorum between the shares sent in by proxy ballot and the shares represented by the people physically at the meeting was in excess of the number needed in order to do business and he called the meeting to order at 2:02 p.m.
2. Mr. Martinez stated that the Affidavit of Notification of the meeting was on record with the secretary.
3. The Secretary asked for a motion to accept the minutes of the February 26, 2023 Annual Meeting as  
the minutes as distributed and Ms. Lirio seconded the motion. There was no discussion so a vote was taken and was passed unanimously.
4. Mr. Paquin was called upon to present the Treasurer's reports for the 2023 4<sup>th</sup> quarter and Annual report for the past year. He began his report of the fourth quarter by explaining the major gaps between the expenses and what we had in the budget. In 2023 \$26,962.00 was budgeted for repair and maintenance but in reality we spent \$39,628.19. The difference is mainly caused by the replacement of the water pump which cost \$14,638.00.

Last year we budgeted \$10,000 for the elevator maintenance but in reality we spent \$32,441.00. The installation of 36 new hanger rollers which cost \$3,210.00, in addition we spent \$16,740.00 to replace the SDC drive and main board. In addition to spend an additional \$961.00 for the installation of 2 new operator switches.

We also had budgeted \$3,500.00 for the cooling tower maintenance but we had to spend \$18,574.00. This difference is caused by the replacement of the water and circulator fan.

Mr. Paquin also pointed out that we budgeted \$73,000.00 for the water and sewer expenses. It actually ended up costing us \$82,689.00.

In order fulfill our 2023 financial obligations we would usually have used our line of credit to cover our overages but, to simplify things and save interest it was decided to borrow \$12,838.00 from the Assessment Account which will be reimbursed from the Maintenance Account in the 2<sup>nd</sup> quarter of 2024. (this money is already included in the maintenance payments shareholders are paying and will result in no additional assessment)

Mr. Martinez asked for a motion to accept the Treasurer's reports as given. Ms. Lirio made the motion and Mrs. Sorella seconded the motion. There was some discussion regarding wording used in the annual report by the accountant but it was decided that it was basically a matter of semantics and did not change the facts of the report.

Mr. Paquin also pointed out that we ended the fiscal year of 2023 with a balance of \$2,540.74 in the Maintenance Account. He asked that there be a motion made to transfer that amount to the Assessment Account. The motion was made by Stefania Paciello and seconded by Mrs. Sorella. A vote was taken of shareholders and board members and the motion passed. The money will be transferred from the maintenance account to the assessment account.

#### 5. President's report

- A. Roof on clubhouse was repaired after leaks were discovered in the clubhouse. Mr. Martinez wanted to thank Mr. Martin and Julio who accomplished the rebuilding of the roof.
- B. Replacement of the pool deck canopy – during one of the wind storms the older canopy on the pool deck ripped and needed to be replaced. The canopy was replaced in a color that matched the new paint of the building, the frame was repaired and repainted. The cost was slightly more than \$4,000. The quality of the material of the canopy was also improved.
- C. Due to a recurring leak in unit 806 an investigation was held and it was found that there was a crack in the roof. Beach Contractors were ask if they could repair this crack but they indicated that we needed to hire a roof contractor as they didn't do roofs. A contractor was hired and the crack was repaired and since there has been no leak. The ceiling was not replaced because Mr. Martinez wants to wait until there is a major rain storm to be sure the leak was completely contained.

Mr. Martinez also indicated that the roof is about 12 years old, showing signs of possible new leaks and is not eligible for insurance in its condition. Mr. Martinez has one estimate of a complete renovation of the leak for \$135,000 for a membrane roof. Some share holders expressed concerns regarding this type of roof renovation in stead of the more traditional type.

Mr. Martinez stated that the board was still investigating the company, the methodology and planned on getting additional bids as they gathered more information. A decision is not close at this time.

- D. Repairs to the cooling tower and leak in line 3 – Recently a leak was discovered in line 3 which affected a number of units. The main line leading from the cooling tower to the main floor was involved as was a pipe leading from a unit to that main line. In the process of repairing these leaks it was discovered that a valve used to shut the flow from the cooling tower to that line would not close completely and needed to be replaced at a cost of \$2,800. It was also discovered that the base of the circulating fan within the cooling tower was cracked and in danger of failing. If that base failed the fan would do serious damage to the cooling tower, possibly to the point of needing to replace the whole cooling tower. The contract for this repair was signed at a cost of almost \$8,000.

Mr. Martinez then passed out a section of the by-laws including Pg. 20, section 11.2.4. This states that any pipe used by only one unit is the responsibility of the shareholder. Mr. Martinez indicated that he had unknowingly violated this by-law by telling the

shareholder the association would pay for the repair to the pipe that led from the individual unit to the main pipe. He stated that he would, in this case, pay to repair the pipe but in future he would have to enforce this by-law. The shareholder would still be responsible for any damage that might have been caused to other units by the leakage from this pipe.

It was at this point that all shareholders are reminded that according to the by-laws everyone is required to have a least liability insurance to cover any damage that might be caused to other units or to the building due to leaks or other actions regarding their unit. It is impossible for the board to check each shareholder's insurance as this changes but all are reminded that having the liability insurance is a by-law and the shareholder will be held responsible for damage whether or not they have insurance.

Discussion, explanations and clarifications followed regarding the area of responsibility as opposed to the responsibility of the association.

- E. At the last inspection of the pool it was determined that the main drain cover at the bottom of the pool needs to be replaced. A licensed company was hired to replace the cover. We have signed a contract and paid them for the work but when they came they found the cover they had was the wrong fit and so had to order the correct one which has not yet been delivered. Yesterday the pool was again inspected and was going to be closed down but since we had the contract with a licensed company and had paid for the work the pool was allowed to stay operational.
- F. Repairs to the walkway doors which protect the elevators from water. It appears that many of the sensors that automatically open the doors are not working and that on at least 2 the wind is so strong that the current motors for those doors need to be replaced with stronger motors. The goal is to replace all of the motors eventually but particularly on the 5<sup>th</sup> and 7<sup>th</sup> floors because of the frailty of some of the shareholders on those floors.
- G. Parker Tower Repairs – Over the past 5 to 6 months the repairs to Parker Tower expanded into our parking lot. They have replaced the fence, although it is shorter than originally, they have replaced the broken pavement in the parking lot and painted the parking space lines. Unfortunately during their construction they completely clogged the drain pipe in the parking lot and it is their responsibility to clear and repair the pipe. Thus far they have not done this and at this point Mr. Martinez is considering contacting our lawyer to be sure they meet their obligations.
- H. Mr. Martinez also reported that individuals are misusing the towel dispensers, particularly in the lady's room on the pool deck. Instructions are clear that in order to get a towel all one has to do is put their hand under the dispenser and a towel will come out. People are, in fact, pulling towels out which jams to the machine, waste towels and is a contributing to the mess in the bathroom. In addition, people are stuffing towels into the toilets and clogging them so they need to be cleaned regularly because they are overflowing. We ask all shareholders to treat the bathrooms with respect, follow instructions and don't clog the toilets so that others can use the facilities.
- I. Mr. Martinez also reminded all shareholders that anything put out for trash must fit into the dumpsters or it will not be taken away. Currently there is a mattress out there

which will not be taken and he is waiting for the shareholder to please come down and dispose of it as soon as possible without action having to be taken.

A Shareholder indicated that the door to the lady's room is not operating correctly needs attention. Mr. Martinez indicated that he would have Julio check out the situation and would attempt to fix that situation.

## 6. Old Business

A. Mr. Martinez explained that he needed a motion to finalize the results of the election of board members for 2024. There were 3 openings and there were 3 individuals who filed; Mr. Commodori, Ms. Lirio and Mr. Paquin. In this case where the number of candidates equals the number available positions no formal election needs to take place but a motion needs to be made to accept the results of the election.

Mr. Deltorto made the motion to recognize the results of the election as being according to the by-laws and Mrs. Sorella seconded the motion. Discussion was called for but there was none so Mr. Martinez called for a voice vote from both the shareholders and the board members. The vote was passed unanimously and Mr. Commodori, Ms. Lirio and Mr. Paquin will officially begin their new term.

B. Mr. Martinez updated the Building Project. Almost all of the concrete work is completed. The last remaining part of the work concerns 4 columns under the building. The chief engineer is currently drawing up the blue prints for the needed repairs and once the concrete company has those plans they will begin work. Once that is done and inspected and accepted that phase of the project will end with only the painting phase left. That has been held up because of weather but the complete project is expected to end by the end of March.

C. All shareholders are reminded that at the conclusion of the complete project everyone will return to their assigned parking spaces.

## 7. New Business

A. Ms. Lirio had a series of important points she wished to raise for shareholders: These Include:

1. A reminder that the By-laws require at least liability insurance for your unit in order to protect other apartments around your unit should you have a leak or cause other damage to be done to your neighbors' units. This would also protect you from financial expense should you be responsible for repairing that damage.
2. A notice is sent out to all shareholders reminding them when their maintenance is due. From now on this notice will also contain an update of what is happening at Sea Edge to keep all informed.
3. Painting your units living room and kitchen doors is the responsibility of each shareholder. We will try to get the information regarding the paint you

need for the living room doors and for the Kitchen doors. They are not the same as the kitchen door is aluminum and needs a special paint. Mr. Martinez indicated that he will purchase a certain amount of that paint which is needed for the living room door and make it available for the shareholders. The paint needed for the kitchen door will be bought by the individual shareholder. This information will be made available as the board organizes this project.

4. Shareholders are reminded to please shut the main door of the room which contains the trash shoot so that the odor and bugs do not cause a problem for the units adjacent to that facility. We will probably put up signs to remind people if this continues to be a problem.

B. As of now Sea Edge will be able to have a budget without reserves until 2026. At that time, if the legislation remains in force we will not be able to waive a reserve budget. This means we will need to spend part of next this year and next planning for the switch to a reserve budget and determining what needs to be included, the cost of what is included and how to break it down over the expected lifetime of what is included. We also need to know if the legislation would allow money which is collected to, for instance, replace the cooling tower also be used to make repairs or must that be a separate fund. The board will keep you up to date on the information as we find out more of the process.

#### 8. Other business relevant to Sea Edge but not on the agenda:

Mrs. Robbins introduced the idea of creating a resource list for shareholders should they need a doctor, dentist, medical help, electricians, plumbers, etc. She will be working with Mr. Lamperelli to organize this list and make it available to shareholders.

As this project materializes shareholders will be informed on what is on it and how to access it.

This was followed by a great deal of discussion about what should be on the list and how it could be accessed. As we progress these issues will be dealt with and everyone will be made aware.

Shareholders should realize that this is a list meant to be helpful put out by a fellow group of shareholders and not an official publication put out by the board. Sea Edge can not comment on the quality of any resource included on this list.

Another shareholder returned to a question raised at the last meeting, that of the lights on the the individual balconies. In some cases the lights were missing, in other cases the question arose as whether or not the lights had to be the same on each balcony. The board had discussed this unofficially and the belief was that the lights on the balconies did not have to be all the same as the lights were the responsibility of the shareholder.

The exception to this would be if, for some reason, the light or its fixture should present some kind of danger to other shareholders or the building.

For those shareholders who are missing lights from their balconies they should check with the construction people who removed them and informed Mr. Martinez that they had the lights.

Ms. Lirio made a motion to adjourn the meeting and Mrs. Podula seconded the motion. A vote was taken without discussion and the motion passed and with that the meeting ended.

Respectfully submitted by

Robert Lamperelli  
Secretary  
Sea Edge, Inc. Board of Directors