



**MINUTES FROM THE MEETING OF THE
BOARD OF DIRECTORS OF
MISSIONWOOD AT MIRAMAR CONDOMINIUM ASSOCIATION
(Zoom virtual meeting due to COVID-19)**

Organization Meeting of Missionwood at Miramar Condominium was held virtually via Zoom due with owner's participation due to COVID-19 on Tuesday July 28, 2020

The meeting was called to order at 7:38 PM. In attendance were Yacov Wallerstein, Heslop Daley, Gifford Stern, Zoney Bailey, Michael O'Hara, Javier Rodriguez, and Johnny Jean Louis. Absent was Angela Johnson, Fern Lamey,

Johnny asks Mike to announce some Housekeeping rule about the virtual meeting participation with homeowner. Mike announce all participant will have their microphone off during the meeting until they get to the part were the homeowner could participate three uninterrupted minute will be allow to unit owner to speak.

COVID-19 update: Office Manager Howard White updates the board. The Pool, playground and club house are still closed. Tennis court is now open. Office operation continued all homeowner and guest must wear mask before entering the office.

Financial Update: Treasure Yacov Wallerstein our financial are in good shape, reserve are OK. We have funds to do all improvement. Late Association fee are down to \$14,350 by one homeowner. The owner that is late is schedule to sale the home the back fee will be recoup.

Extra Light: Office Manager Howard White say a light survey and environmental is require by the city, Howard contact survey company for quote for the survey \$2,500. Board member Johnny ask why the survey was not done prior to permit as require by the city of Miramar a discussion ensue Howard and Zoney Bailey reply no permit was pull or issue by the city. The contractor received a down payment \$11,383 never pull and received permit start the job without the permit. Board member Gifford Stern asks when the first and the last communication with the contractor? Zoney Bailey reply first communication was July of 2019 another conversation happen on January at the office conversation about the permit delay. Johnny question how was the payment plan setup on the contract which was 50% upfront 25% upon inspection 25% when finish permit closed. Discussion proceed a motion to continue the jobs with restriction on payment to approved by the board until the job is finish was second by Johnny and unanimously approve by the board

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• **Minutes** of the previous meeting dated May 26, 2020 read by Johnny Jean Louis. Motion to accept the minutes as read by Secretary Johnny Jean Louis and was second by Javier unanimously accepted. After the minute was accepted Michael O'Hara request for a motion to change a previous vote by the board that pass to:

(May 26, 2020 VOTE) A motion was revisited by Johnny to suspend the legal fees and attorney's fee associated to the collection of late Condo Association maintenance fees. The motion was second by Javier Rodriguez. Discussion took place among the board about the pros and con. The motion to suspend the legal fee **WAS PASS** by the board of directors. Vote call: Angela Johnson (Yes), Javier Rodriguez (yes), Johnny Jean Louis (yes), Zoney Bailey (yes), Michael O'Hara (no) and Yacov Wallerstein (no).

Michael O'Hara reason was after consulting with the attorney the vote was not valid because the virtual meeting was not attended by any homeowner. Johnny said if that's truth any vote the board ever take without any homeowner present is not valid. Including but not limited to all the virtual meeting that took place or voted is not valid. Michael say the attorney say it's not valid. Javier ask why it not valid? Javier was mute by Michael. Johnny asks to let Javier speak but he was having microphone issue. Johnny request a copy of the legal consultation, briefs and Florida status that support the meeting not be valid to be in writing from the attorney to be inserted into the minute.

A motion by Michael O'Hara to restart collection of the legal fees and attorney's fee associated to the collection of late Condo Association maintenance fees. Second by Zoney Bailey Vote call: Michael O'Hara (Yes), Heslop Daley (Yes), Yacov Wallerstein (Yes), Gifford Stern (Yes), Zoney Bailey (Yes), Johnny Jean Louis (No), Javier Rodriguez (yes).

****Notes to the minute as secretary copy of the letter consultation from the attorney about the Florida status that was violated by the virtual board meeting vote is not provided. My conclusion is FL statutes 718.112(2)(c) concluded we cannot vote via email. It does not state vote taking during that meeting has to be void or have to have a do over. Because boards meet without owners for a special meeting to vote on different matters all of the time and that was before the pandemics. I believe pandemics give us a little latitude. Attorney Tamar Duffner Shendell, Esq. during they consultation did not say any meeting and vote taking by the Board meeting via Zoom had to be VOID**

FL 718.112(2)(c): Board of administration meetings.—Meetings of the board of administration at which a quorum of the members is present are open to all unit owners. Members of the board of administration may use e-mail as a means of communication but may not cast a vote on an association matter via e-mail. A unit owner may tape record or videotape the meetings. The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. The

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division shall adopt reasonable rules governing the tape recording and videotaping of the meeting. The association may adopt written reasonable rules governing the frequency, duration, and manner of unit owner statements.

Protocol of contact with delinquent owners: Howard say only one person contacted the office about late collection discussion table until the minute is reflected which vote is legal.

Enforcement of Association rules: Javier, residents continued to party with tent on street, barbecue violating the rules.. How the office is dealing with it. Howard respond: the unit owner has been contacted and put renter on noticed due to the pandemics the owner unable to evict the renter at this time. Renter lease was not renewed, they are now on a month –to-month agreement. Gifford Stern recommends a letter by the attorney should be sent to renter and owner about violation.

Javier Rodriguez what step the office taking about general violation? Howard, are you sending email, setting up a violation committee however the committee was never establish due COVID-19 pandemics. Owner Nadeen can they meet via zoom, Howard yes.

New Business: A motion by Michael O’Hara for Missionwood board to purchase a zoom account in lure of the continued pandemics more zoom meeting will become necessary. The motion was second by Gifford Stern the Motion to purchase a Zoom account for the Board to use pass unanimously.

Resident participation: concern about resident placing satellite dish on the unit walls and unburied Comcast and satellite cable wire exposed all over the community. Johnny said, the office need to contact Comcast and request a representative to come to a meeting to deal with the wire problem. As for the satellite dish on the wall, the office will look into adding a 4x4 piece of wood on the flat area of the roof on each building so all resident and owner will have a uniform place to install their dish.

Owner Mark unit #2928 concerns about his new AC unit he install by the window of the A unit within the area. The A unit belong to board member Gifford Stern to which owner Mark concern they maybe some favoritism involved in asking him to remove the AC unit from its current location . Gifford Stern is concern about the AC unit current location which may become a nuisance in the future so; he’s requesting that the board ask Mark to move the unit from its current location. Michael O’Hara request that Johnny take on the issue and come up with a reasonable solution between Mark and Gifford.

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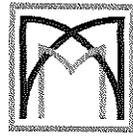
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Thelma unit #8404 concerns about water coming into her bedroom window, Howard, reply will have maintenance look into it. Please come to the office so a work order form could be fill out.

Javier attempt to speak but was unable to because of microphone issue.

President Michael O'Hara motion to adjourn the meeting and second by Yacov Wallerstein and voted by the board the meeting was adjourn at 9:05 pm

Michael O'Hara, President

09/24/2020
Date

Johnny Jean-Louis, Secretary

9/22/20
Date

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