

MINUTES OF MEETING NOB HILL BUSINESS CENTER CONDO ASSOCIATION

A meeting of the Officers of the Nob Hill Business Center Condo Association was held on Thursday, March 7, 2024 at 2:00 PM via Zoom Teleconference.

Present and constituting a quorum were:

Timothy Smith	Chairman (State Contracting & Engineering Corp.)
Roger Krah	Vice Chairman (American Top Team of Sunrise)
Darrin Mossing	Treasurer (GMS-SF, LLC) Via Zoom

Also, present were:

Patrick Burgess	GMS-SF, LLC
Keith Nelson	GMS-SF, LLC
Kimberly Donato	Unit 5359-5361
Roberto Amortegui	Unit 5363
Jane Storms	Unit 5375-5381
John Pulice	Unit 5375-5381
Craig Downie	Unit 5375-5381
Horatio Tulloch	Unit 5349-5355
Mohammad Arif	Unit 5365
Thomas Pullattu	Unit 5367-5369
Estro Vitantonio	Unit 5387

(Minutes are summarized)

FIRST ORDER OF BUSINESS

Introduction and Quorum

The board established a quorum was present through member introductions and proxy confirmations. Chairman Tim Smith led roll call and certification that more than two-thirds of voting members were in attendance or had submitted proxies, allowing the meeting's business to commence.

SECOND ORDER OF BUSINESS

**Approval of February 15th, 2024,
Meeting Minutes**

Mr. Mossing moved to approve the minutes of the February 15, 2024 meeting.

On MOTION by Mr. Mossing seconded by Mr. Smith, with all in favor, the Minutes of the February 15, 2024, Meeting were approved.

THIRD ORDER OF BUSINESS

**Discussion of Declaration
Amendments to Assign
Reserved Parking**

Lengthy debate arose around assigning reserved parking spaces, with 52% approval falling short of the required two-thirds majority. The board gave direction to table the assignment and revisit it later with improved communication.

FOURTH ORDER OF BUSINESS

**Discussion of Declaration
Amendments for Material
Alteration of Building Paint
Colors**

Material Alteration vote passed with 69% approval, exceeding the two-thirds threshold, but the board gave direction to delay selection. Seeking full member participation, they will solicit additional choices and hold another vote after re-engaging all owners.

FIFTH ORDER OF BUSINESS

Approval of Financial Reports

Mr. Nelson presented the Financial Reports as of February 29, 2024

On MOTION by Mr. Smith seconded by Mr. Mossing, with all in favor, the Financial Reports were approved.

SIXTH ORDER OF BUSINESS

Field Management Report

Mr. Burgess provided updates on the City of Sunrise Code Violations and the status of the 40 Year Building Inspection violation. Mr. Burgess shared that the Association has been complying with the City and he is working on all appropriate repairs as needed.

Mr. Burgess provided an update on the recently completed tree removals and informed the Board that he is working with the City of Sunrise on determining what trees will need to be planted in place of the prior trees. He also touched on the irrigation repair topic and let the Board know that the irrigation needs to be operating fully in order for the City of Sunrise to approve closure of the permit.

Mr. Burgess provided his report on the Building Stucco Repair and Painting proposals to the Board. Mr. Burgess mentioned the pricing for each vendor in the agenda package and his comments and concerns for each vendor. The Board discussed the proposals and decided to revisit these proposals with additional information provided at a future meeting.

Mr. Burgess stated that he has a proposal for annual tree trimming of \$4,500. Tim Smith made the motion to approve the annual tree trimming.

On MOTION by Mr. Smith seconded by Mr. Mossing, with all in favor, the amount of \$4,500 for annual tree trimming was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Payments Held In Reserve to A1 Duran

Mr. Smith stated that we are holding money on them and that he does not understand why they do not come out and do the requested repairs. Mr. Nelson gave a brief summary of the last discussion on this topic. Management has been communicating with Association Counsel about sending a demand letter. Association Counsel also mentioned a formal process of litigating against A1 Duran and will relay that information to Management. Mr. Smith made the motion to continue to hold the

A1 Duran funds in the Reserve account until additional information from Association Counsel has been provided.

On MOTION by Mr. Smith seconded by Mr. Mossing, with all in favor, continuing to hold A1 Duran funds in the Association Reserve account was approved.

EIGHTH ORDER OF BUSINESS ADA Parking Lot Compliance

Mr. Smith gave his thoughts on starting \$15,000 worth of the concrete portion of the ADA Parking Lot Compliancy project during calendar year 2024. Mr. Smith asked Mr. Burgess to provide the City of Sunrise approved ADA plans to the Unit Owners and gave a brief overview of what the lawsuit entailed. The Board gave direction to force stack the needs of the \$15,000 concrete portion of the ADA job over engaging the entire start of the project.

NINTH ORDER OF BUSINESS Box Truck Parking

Lengthy debate arose around the box truck parked in front of Unit 5367-5369. The Board discussed the current situation with Mr. Pullattu of Unit 5637-5369. Mr. Smith stated that there were no current violations according to the Association Parking Declarations and that the only solution at this time is to amend the Association Declarations which would require a membership vote.

TENTH ORDER OF BUSINESS Discussion of Association Insurance

Members shared challenges obtaining reasonably priced property insurance due to market conditions. The board looked into rescinding their current broker agreement and approaching additional carriers directly to be more competitive for the following year.

TWELTH ORDER OF BUSINESS Adjournment

Mr. Smith made a motion for adjournment.

On MOTION by Mr. Smith seconded by Mr. Mossing with all in favor, the meeting was adjourned AT 4:05PM.

THE ANNUAL MEMBERSHIP MEETING WAS ADJOURNED AND THE ORGANIZATIONAL MEETING FOLLOWED AFTER A BRIEF INTERMISSION.

FIRST ORDER OF BUSINESS

Introduction and Quorum

Mr. Smith called to order the Organizational meeting and confirmed quorum.

SECOND ORDER OF BUSINESS

Election of Officers

With three seats now available, the board elected Tim Smith as President, Jane Storms as Vice President, Darren Mossing as Treasurer, Mohammad Arif as Secretary, and Roger Krah1 as Assistant Secretary by unanimous vote.

THIRD ORDER OF BUSINESS

Committee Formation

Recognizing parking rules required revision, the board formed a committee chaired by Tim Smith to research best practices, solicit resident feedback, and draft updated regulations for consideration and possible implementation.

FOURTH ORDER OF BUSINESS

Discussion of Collecting Fees from Recent Unit Sale

Mr. Smith gave the motion to waive the fees owed to the Association.

On MOTION by Mr. Smith seconded by Ms. Storms, with all in favor, waiving the fees owed to the Association was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Smith gave the motion to adjourn the meeting.

On MOTION by Mr. Smith seconded by Mr. Mossing, with all in favor, the meeting was adjourned.

[SIGNATURES ON THE FOLLOWING PAGE]

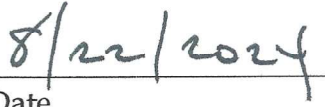
March 7th, 2024

Nob Hill Business Center Condo Association

March 7th, 2024 Meeting Minutes Approved:



Chairman



Signed Date