

*Newport Miami Beach Condominium Association, Inc.*

ANNUAL DIRECTORS MEETING MINUTES

March 28, 2022

Present: Ray Nyhuis, President  
Jorge Friedmann, Vice President  
Howard Gnat, Community Association Manager

The annual Directors meeting for Newport Miami Beach Condominium Association, Inc. was called to order at 10:49 a.m. on Monday, March 28, 2022 in the Tiffany Room 16701 Collins Avenue, Miami Beach, Florida. Ray Nyhuis, President, was chairperson of the meeting.

A roll call of the Directors was taken. Since a quorum of Directors was present, the meeting was declared official.

Ray Nyhuis made a motion to waive the reading of the agenda, since all were given a copy. Motion seconded by Jorge Friedmann.

Mr. Gnat presented the mailing certificates as Proof of Notice, and mentioned they were available to see in the Homeowners office.

Ray Nyhuis made a motion to waive the reading of the minutes of the last Board of Directors meeting from March 18, 2021. Motion seconded by Jorge Friedmann.

The next order of business was to vote on the 2022 Proposed Budget. Ray Nyhuis made a motion to accept the 2022 Budget as proposed and was seconded by Jorge Friedmann.

Ray Nyhuis brought up the Surfside Condominium collapse and mentioned that the Newport had both its 40 and 50 year recertification certificates but that after that event the Association hired a structural engineer to reevaluate the structural integrity of the building.

There being no further business, Ray Nyhuis motioned for the Annual Directors meeting of the Newport Miami Beach Condominium Association, Inc. be adjourned, seconded by Jorge Friedmann.

Meeting adjourned at 10:53 a.m.

Respectfully submitted:

Date submitted:

Ray Nyhuis

March 28, 2022

Ray Nyhuis, President

16701 Collins Avenue, Suite 100, Sunny Isles Beach, Florida 33160  
Phone: 305-940-9933 Fax: 305-919-8541 E-Mail: [Office@NewportHOA.com](mailto:Office@NewportHOA.com)  
[www.NewportHOA.com](http://www.NewportHOA.com)