

# *Newport Miami Beach Condominium Association, Inc.*

## ANNUAL OWNERS MEETING MINUTES

March 28, 2022

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

The Annual Owners meeting for Newport Miami Beach Condominium Association, Inc. was called to order at 11:00 a.m. on Monday, March 28, 2022 in the Tiffany Room at 16701 Collins Avenue, Miami Beach, Florida. Ray Nyhuis, Director and President of the Association was elected Chairman of the meeting.

After certifying that 83.02% of the owners of the condominium were either present or represented by proxy, Mr. Gnat declared that there was a quorum, and that the Annual Owners meeting was official.

Mr. Gnat presented the copy of the "Receipt of Mailing" and mentioned they are available for inspection in the Homeowners office as Proof of Notice of the mailing.

Ray Nyhuis made a motion to waive the reading of the minutes of the last meeting as everyone was given a copy.

Mr. Gnat presented the financial position of the condominium. He stated that the Association's 2021 financials were audited by Gerstle, Rosen & Goldenberg, P.A. A copy of the final certified audit will be available in the Homeowners office should anyone want it. He stated that the final audit will be filed prior to May 31, 2022 with the State of Florida per Florida Statutes with the state.

Mr. Nyhuis introduced Aldo Enderica, a representative of the management company to give an overview of the renovation project and where it stands. He spoke about work that has already been completed such as: the concrete restoration of the building; the painting of the building; the replacement of all windows and sliders to impact glass; the replacement of the balcony railings as well as the restoration of the balcony slabs; roof work as well as electrical work. He mentioned the current structural work being done in the garage area was based on the recommendation of the structural engineer the Association hired because of the Surfside collapse. Future projects will include a renovation of the pool and pool deck, and after that, all the rooms are to be renovated. He estimated that most of the remaining items should be complete by the end of 2023, but given supply issues, there is the possibility that some of the final work would carry over into 2024. When Mr. Enderica finished his presentations, there were no questions from those in attendance.

Next on the agenda was the election of Directors. There were 3 names submitted for consideration for the 3 open seats on the Board; Jorge Friedmann, Raymond Nyhuis and Pia

Mendez. Since there were no other nominations, no election was necessary. The Board of Directors for 2022 is Ray Nyhuis, Pia Mendez and Jorge Friedmann.

There were no other questions or issues raised.

There being no further business to discuss, the meeting was adjourned at 11:12 am.

Respectfully submitted:

Date:

*Ray Nyhuis*  
Ray Nyhuis, President

March 28, 2022