

Newport Miami Beach Condominium Association, Inc.

ANNUAL MEETING OF NEWPORT MIAMI BEACH CONDOMINIUM ASSOCIATION, INC.

March 28, 2023

The Annual Meeting for Newport Miami Beach Condominium Association, Inc. was called to order at 10:16 a.m. EST on Tuesday, March 28, 2023 in the Atlantis Ballroom at 16701 Collins Avenue, Miami Beach, Florida. Rob Webb, Legal Counsel for the Developer was unanimously elected Chairman of the meeting. Mr. Webb then introduced those at the dais including himself as well as Ray Nyhuis, President of the Association, Jorge Friedmann, acting Secretary of the Association, Macy Munz, legal assistant, Ryan Poliakoff, Legal Counsel for the Association, and Howard Gnatt, representative of the management company.

After Mr. Gnatt certified that a sufficient number of the owners of the condominium were either present or represented by proxy, Mr. Webb declared that there was a quorum, and that the Annual Meeting was validly called and constituted.

Mr. Gnatt confirmed the mailing affidavit as well as USPS receipts as proof of timely mailing of the Annual Meeting notices and amendments to such. Mr. Webb established that the Annual Meeting notice and order of business were timely posted at the Property in advance of the Annual Meeting.

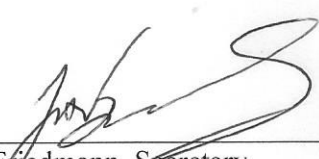
Mr. Webb made a motion to approve the prior, unapproved meeting minutes. There were no objections to such motion nor any additions or corrections to such minutes. As such, the prior meeting minutes were approved.

The next order of business was a recap of the Fifth Amendment to the Condominium Declaration, as recommended by the Board to the Association for a vote. Mr. Webb called for a vote of all in attendance to approve the Fifth Amendment to the Condominium Declaration. Edward Hurowitz representing the Developer made a motion for approval that was seconded by Jorge Friedmann. There being no dissent, Mr. Webb declared the Fifth Amendment to the Condominium Declaration was approved.

Next, Mr. Webb discussed the adoption of the Twelfth Amendment to the Vacation Ownership Plan. This matter was raised strictly for information purposes only and does not require a vote since the Developer has enough control to enact the Twelfth Amendment itself. The Twelfth Amendment was entered into to assist in the creation of the new Developer Guaranty, which ensures that timeshare owners' assessments remain the same subject to potential increases presented to and approved by the Board.

Mr. Gnatt confirmed that solicitations were mailed for the election of new directors. Being that no nominations were received, Mr. Webb certified under law that the three existing directors be re-elected for another term until the next Annual Meeting.

There being no unfinished or new business, Mr. Webb adjourned the meeting at 10:20 a.m. EST.



Jorge Friedmann, Secretary

03/28/2023

Date