

# *Newport Miami Beach Condominium Association, Inc.*

## ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE NEWPORT MIAMI BEACH CONDOMINIUM ASSOCIATION, INC.

April 4, 2024

The Annual Board Meeting for the Newport Miami Beach Condominium Association, Inc. was called to order at 10:00 a.m. on Thursday, April 4, 2024 in the Tiffany Ballroom at 16701 Collins Avenue, Miami Beach, Florida. Rob Webb, Legal Counsel for the Developer was unanimously elected Chairman of the meeting. Mr. Webb called the roll of the Board members present in-person, which included: Ray Nyhuis, Jorge Friedmann, and Pia Mendez. As such, Mr. Webb declared that there was a quorum and that the Annual Meeting was validly called and constituted. Ryan Poliakoff, the Association's counsel, was also present.

Mr. Gnatt from the management company presented the mailing affidavit as well as USPS receipts as proof of timely mailing of the Annual Meeting notices. Mr. Webb established that the Annual Meeting notice and agenda were timely posted at the Property in advance of the Annual Meeting and were timely mailed in advance of the Annual Meeting of the Board.

Mr. Webb asked for a motion to approve the prior, unapproved meeting minutes. The motion to approve the prior minutes was made by Ray Nyhuis and seconded by Pia Mendez. As such, the prior meeting minutes were approved.

Mr. Webb next provided an overview of the 2024 operating budget, which was included with the Notice of meeting mailed to all owners. Mr. Webb opened the floor to questions regarding the 2024 operating budget, and seeing none, Mr. Webb moved for a motion from the Board members to adopt the 2024 operating budget. Mr. Nyhuis made such a motion which was seconded by Jorge Friedmann. With no Board member in opposition, the 2024 operating budget was unanimously adopted by the Board.

Seeing no other questions, Mr. Webb adjourned the Annual Board Meeting at 10:08 a.m. EST.

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Pia Mendez, Secretary

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Date