

Newport Miami Beach Condominium Association, Inc.

ANNUAL MEETING OF NEWPORT MIAMI BEACH CONDOMINIUM ASSOCIATION, INC.

April 4, 2024

The Annual Meeting for Newport Miami Beach Condominium Association, Inc. was called to order at 10:15 a.m. EST 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 then introduced those at the dais including himself as well as Ray Nyhuis, President of the Association, Jorge Friedmann, Vice President of the Association, Pia Mendez, Secretary of the Association, and Ryan Poliakoff, Legal Counsel for the Association.

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

After the financial position of the Association was presented by Mr. Gnatt, Edward Hurowitz from the Developer gave an update on the construction progress and Claudine Basile, the new General manager of the Hotel introduced herself and gave us her ideas going forward to better the guest experience at the hotel.

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 10:21 a.m. EST.

Pia Mendez, Secretary

Date