

Environ Towers 1 Condominium Association

Regular Board Meeting

Thursday, June 12th, 2025 6:00 pm

Zoom Meeting Exclusively

1. Call to Order:

The President called the meeting to order at 6:09 pm

2. Jacinthe Lejeune agreed to be the Secretary for this meeting and took roll call to establish quorum.

Present:

Michael McNeil – President
Mario LaMarche – VP Business Affairs
Gervais Deschenes – VP Property
Jacinthe Lejeune – VP Administration
Dhanny Palma
Carmen Oprescu
Ralph Roberts

Absent:

François Lefebvre (excused)
A quorum was established.

3. Motion to dispense with the reading of the Minutes and to approve the Minutes of the Special Board and Special Member meetings of May 29th, 2025, and the Board meeting of March 31st, 2025. Motion by Mario Lamarche, Seconded by Dhanny Palma – CARRIED

4. President's Report

The President thanked Board Members for their work since the last meeting and commented on how much has been accomplished on behalf of all owners in the short 12 weeks since this Board took Office.

The results of the May 29th proxy and vote to amend the bylaws did not provide the Board authority to finance construction costs related to the 40 year certification and therefore all owners will have to pay their June assessment in full and on time for the June 15th assessment levied by the previous Board. He noted that many owners are already in arrears with the first assessment and that the Association could well face a cash crisis in the coming weeks if this delinquency continues.

The President then reported he had discussions with Breezeline, the condominium's provider of television and internet services. Following preliminary negotiations, Breezeline submitted a proposal to extend the contract by 6 years and would provide new services including a reduction of monthly charges to all owners, a signing bonus for the Association. full fibre optic service throughout the buildings complete with four times the speed of internet both download and upload, completely wireless television service with higher quality receptivity, an 18 month no-charge installation of the new fibre cables and owner equipment, a lower annual inflation rate of up to 3.5% rather than the current 4% and a mirror of the original contract with the amendments as noted above.

Two motions followed the President's report.

It was Moved by Gervais Deschenes and Seconded by Carmen Oprescu that the President carry on with the negotiations with Breezeline and that a motion be brought forward at the next Board meeting on whether to move forward with the renewed and improved contract or not. CARRIED

It was Moved by Dhanny Palma and Seconded by Mario Lamarche that the President's Report be received. CARRIED

5. Nomination of Treasurer

Following the resignation of Treasurer Andre Charlebois, the President noted he had discussed with Dhanny Palma and Mario Lamarche the idea of the two of them assuming the responsibilities of the treasurer until such time as a new Treasurer was elected. It was agreed they would stand for the appointment as Co-Treasurers if Ms. Palma was tasked with the financials of the Association and Mr. Lamarche was tasked with presenting the financials and crafting and presenting the annual budget.

It was Moved by Michael McNeil and Seconded by Gervais Deschenes that Dhanny Palma and Mario Lamarche be elected to take on the position of Co-Treasurer under the conditions noted above. CARRIED

6. VP Business Affairs Report

The Vice President reported that a number of meetings had taken place with Grant Management to sort out the problems our association was having with the changeover from CCM to Grant, the changeover of accounting systems from Enumerate to CINC and the changeover from Truist and Popular Banks to Pinnacle Bank as deemed necessary by Grant Management. A special meeting

was also held between the President of Grant Management and senior staff of Grant along with the President of our Association, the Vice Presidents and our Director responsible for accounting. He noted that although the relationships required improvement and Grant must be more forthcoming in helping our owners with problems they are experiencing with their personal accounts, the meeting was reasonably productive. He recommended that a review of the relationship be done over the coming months as there may be other ways to have management services provided but for now, to give some time for the new changeovers to take effect.

Two motions followed the VP's report.

It was Moved by Dhanny Palma and Seconded by Carem Oprescu that following completed transactions through Truist and Popular banks, the accounts be closed and that the account opened at Pinnacle bank on the association's behalf by Grant Management be approved. CARRIED

It was Moved by Dhanny Palma and Seconded by Gervais Deschenes that the VP Business Affairs report be received. CARRIED

7. VP Property Report

The Vice President reported the forty-year certification was moving forward at a faster pace now that discussions have been held with the two project engineers and the construction company. He reported that the President of the Association, himself, Casian Oprescu, the 2 project engineers, Global Construction Company, and the CAM of Grant Management recently met and agreed that work would proceed at a faster pace, that new solutions to the lattice at the front of the buildings would be investigated (to repair not to replace), that channeling on balconies would only be done if absolutely necessary, that intrusion into owner units would be held to a minimum, that bracing and supports in lower balconies would be minimized and that costs would be kept as low as possible. It was estimated that certification should be completed by the end of July 2025. It was also agreed that Gervais Deschenes, Felix Ortiz, Casin Oprescu, and Matt (CAM) would be responsible for communicating with unit owners all inconveniences that the construction would create over the next seven weeks and that the Board Director responsible for Owner liaison would handle all related complaints and or issues that owners may have with the construction.

The VP continued his report by noting that the new security gate was in process of implementation. Presently, the company responsible for the installation (AT&I) is working with the city permit personnel and Emergency services to have the instant access by emergency vehicles in place and approved. The Frontline

Service contract has been cancelled effective August 24th, 2025 and the savings of \$200,000 annually between Towers 1 and 2 will begin to accrue at that time.

In addition to the above, the VP reported that many maintenance issues have been dealt with over the past few weeks such as the painting of the lampposts, repairs to a ceiling in a 7100 hallway, the spa will be inspected and approved to open by the city in the coming days, and numerous other projects.

It was Moved by Carmen Oprescu and Seconded by Mario Lamarche to receive the VP Property report. CARRIED

8. VP Administration Report

The Vice President of Administration reported that a renewed insurance policy for the property was negotiated and signed that saves the Association approximately \$133,000 over last year's premium which represents a 28% savings for the same coverages. The committee met with four different brokers and compared prices that were offered but because of the negotiating position this allowed, the Association was able to engage the same broker we have had for many years to achieve these savings. This will be reflected in the 2025 -26 budget cycle.

Ms. Lejeune also reported that the lease approval forms had been completed, and our first tenant approval was confirmed. The documents for the lease approval and lease agreement will be posted on the Association's website in the days ahead.

It was Moved by Carmen Oprescu and Seconded by Mario Lamarche that the VP Administration report be received. CARRIED

9. Committee Reports

- a) Social Committee – The Chair of the Social Committee was absent, but the President commented on how well the committee has worked in putting on the various events for owners over this past year. He thanked the Committee and the chair for their work and looked forward to other events in the near future.
- b) Recycling Committee – The Chair of this committee commented there was nothing to report at this time other than to have recycling as an ongoing priority for owners and that reminders may be necessary in upcoming issues of Towers Talk, the Association's newsletter.
- c) *Ad hoc* Fines Committee – The President noted that Tim Ahlborg had volunteered to head this committee when needed. He and the Chair had

discussed an upcoming situation of a violation and the Chair contacted several owners to form the committee as soon as needed. It was noted that a Board motion was necessary in accordance with Florida Statutes so the Board made the following motion:

It was moved by Jacinthe Lejeune and seconded by Carmen Oprescu that fines in the amount of \$100 per week, up to a maximum of \$1,000, be proposed against the unit owners of 306 - 7100 Radice Court, Lauderhill, FL 33319, for violations concerning their screen and balcony. Additionally, Grant Management is hereby instructed to promptly issue a '14-day Hearing Notice' to the owners. Following the 14-day period, the Fining Committee shall convene a hearing to determine whether the proposed fines will be accepted or rejected. CARRIED

10. New Business

It was identified that there was only one item of new business and that was a Statement by the President of the Association, a copy of which is appended to these Minutes.

11. Adjournment

There being no further business, the meeting was adjourned at 8:39 pm by a motion as Moved by Gervais Deschenes and Seconded by Mario Lamarche. CARRIED