

The Towers of Key Biscayne, Inc.  
Board of Directors Meeting  
Chuck Shaver Auditorium  
September 10, 2007

Acting President, Ms. Alison Owen called the meeting to order at 10:15 AM.

**Agenda –**

**I. Roll Call:**

Members present:

	Ms. Alison Owen	Acting President
	Mr. Mario Lopez	Treasurer
	Dr. Elsa Dominguez	Director
	Mr. Joseph Furfaro	Director
	Mr. Anthony Ottavio	Director
Via Phone:	Mrs. Olga Robbin	Secretary

Also present Joe Maura, General Manager.

**II. Determination of a Quorum:**

Having established the presence of 6 Board members at roll call, the meeting proceeded.

**III. Approval of Minutes for Board Meeting held on September 5, 2007**

**Ms. Owen made the motion to waive the reading of the minutes for the Board meeting held on Wednesday, September 5, 2007.**

**Dr. Dominguez seconded the motion.**

Mr. Furfaro stated he did not have a final copy of the minutes.

**Motion was tabled.**

Ms. Owen announced that Dr. Martin McCarthy had resigned from the Board.

**IV. Appointment of Ricardo Martinez to the Board to fill vacancy created by the resignation of Dr. Martin McCarthy.**

Ms. Owen announced that Mrs. Blum would like to be considered for the Board of Directors as well.

**Ms. Owen made the motion to hold an open vote for all Board members to vote between Mrs. Norma Blum and Mr. Ricardo Martinez for vacancy created by Dr. Martin McCarthy's resignation.**

**Mr. Anthony Ottavio seconded the motion.**

Dr. Dominguez opposed the motion stating it is not fair to all other candidates that had previously been interviewed by the Board.

Mr. Ottavio stated he felt Mrs. Blum deserved an equal opportunity to election.

Mr. Furfaro suggested a notice be posted of an open position on the Board for all unit owners to be informed. Then consider applications.

Mr. Lopez stated that since it was only a few days ago that the voting/election took place, he had been ready to vote for Mr. Ricardo Martinez, however after hearing the comments made by other directors and thinking about those comments, he thought that it was fair to open the vote not only to Mrs. Norma Blum but also to any owner interested in submitting an application, accordingly, he had changed his mind and was voting against the motion.

**Motion withdrawn.**

**Ms. Owen made the motion to ratify the approval of appointment of Ricardo Martinez.**

**Dr. Dominguez seconded the motion.**

Votes were as follows:

Mr. Mario Lopez – No  
Dr. Elsa Dominguez - Yes  
Mrs. Olga Robbin - Yes  
Ms. Alison Owen - Yes  
Mr. Anthony Ottavio - No  
Mr. Joseph Furfaro –No

Votes were tied. Therefore the motion failed.

**Ms. Owen made the motion to post a vacancy/position on the Board, accept resumes during the next 48 hours and schedule another meeting for this Friday in which the Board will vote.**

**Mr. Ottavio seconded the motion.**

All Board members unanimously agreed.

## **V. Lobby Repairs**

Rick Watson from Howard Design explained what the lobbies would look like once the new electric sliding glass doors were installed. Mr. Watson brought samples of the colors that would be used for the security guards desks. This sample was shown to all Board members as well as unit owners present. Board members asked a few questions such as the color, resistance of the glass and the reason why the doors are being replaced in the first place. Mr. Watson answered all of these questions. He also informed everyone present that these were minor repairs and not renovations of the lobbies.

Mr. Furfaro stated he wants to see a complete plan for the lobbies.

The Board continued discussion on whether a complete plan.

Mr. Rick Watson's recommendation was to approach the lobbies and the remaining common areas as a whole.

**Mr. Furfaro made the motion to ask Mr. Rick Watson to for a proposal to do a complete plan to include the lobbies as well as the common areas (while retaining the existing tile and columns). The proposal should include the projected cost of plans, sketches, and complete information, the cost for this should not exceed \$30,000.**

**Ms. Owen seconded the motion.**

Board unanimously agreed 5-0

The Board decided that the gazebo and cabana roofs will be changed in January 2008 instead of this year as previously agreed.

Board also clarified that the day time diesel tank will be paid out of the operating account instead of the reserve.

Mr. Furfaro stated he would like to schedule a meeting with the Association lawyer, Lisa Lerner in order to obtain the most updated information in regards to the sunshine law, by-laws etc.. There was no motion presented or voted upon.

Joe Maura mentioned the following owners, Mrs. Norma Blum, Mrs. Alicia Estefani and Mrs. Patricia Blasser have volunteered to assist with the final hallway inspections. Mr. Ottavio will have all the guidelines for the inspections ready by the next Board meeting.

Joe Maura requested approval from the Board for the expenditure of \$3,600.00 for the mantles on the shelves between the elevators.

Board unanimously agreed.

The Board of directors will take a look at pictures and measurements of the mirrors we have in the main office.

Joe Maura stated that there is \$36,000.00 allocated for the electric openers for the upper and lower garage doors. Joe Maura will gather all the information and have a report ready for the next Board meeting to be held on Friday, September 14, 2007. Island construction will provide the final numbers for the electric door openers by Wednesday.

Board of Directors is to review the contract with Island Construction as needed.

Acting President Alison Owen Adjourned the meeting at 1:07 PM

**11/8/2007 11:18 AM**