

The Towers of Key Biscayne, Inc.
OCEAN ROOM
1121 Crandon Boulevard
Key Biscayne, FL 33149
Board of Directors Regular meeting February 25, 2010

Meeting called to order at 7:00 PM at Ocean Room.

I. Roll Call

Members Present:

Mr. Anthony Ottavio	President
Mr. Ricardo Martinez	Treasurer
Dr. Elsa Dominguez	Secretary
Mr. Marcos Perez	Director
Mr. Irving Singer	Director

Also Present:

Mr. Joe Maura	General Manager
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II. Determination of a Quorum

Having established the presence of five Board members the meeting proceeded

III. Approval of minutes for Board Meeting held December 9, 2009.

Mr. Ottavio moved to waive the minutes of the Regular Board meeting held on January 28, 2010.

All board members unanimously agreed.

Mr. Ottavio moved to approve the minutes of the Regular Board meeting held on January 28, 2010.

All board members unanimously agreed.

IV. Approval for expenses over \$5,000.00.

Mr. Singer proposed to change the quorum for expenditures exceeding \$ 5,000 to 25 % of the members present in every meeting. At the present time is by majority. The Board members agreed to keep the system currently in place.

V. Towers entrance for the U/G and L/G garages.

Mr. Singer commented that although he knows the manager painted the entrances for the Upper and Lower garages some years ago he was approached by some tenants and visitors requesting to identify differently the entrance area of Upper and Lower garage of all the towers, either with different colors or bigger signage. Mr. Ottavio suggested to look over the current arrangement and perhaps consider labeling each Towers with bigger signage.

VI. Lobby Project Status Report

Mr. Martinez said that the contract as approved in the last meeting was signed and the repair process is under way. The plans will be available for us next week for review before taking them to the Village. Presently we are going through the process of gathering samples of all the materials as fabrics, carpets, etc, getting colors and all specifications to include them in a folder. It is estimated to start in the next 3 weeks.

VII. Smoke Free Areas (Phase I Pool)

Mr. Singer proposes to place a Non Smoking sign in Phase I pool not knowing the legal aspect of it.

VIII. Manager's Report

Mr. Maura said that Receiving Department will be open Saturdays from 10 AM to 12 PM while Common Areas are under repairs.
Most of the items from common areas placed for sale were sold and the Association collected over \$4,000. See attached report

Mr. Ottavio made a motion to approve the impartial committee with six members as presented by Joe Maura. The committee members would be:

**Louis Greenberg
Bill Bagshaw
Andrea Valencia
Regina Guben
Alicia Estefani
Tillie Seiden**

All board members unanimously agreed.

IX. Open Forum

X. Adjournment

Meeting adjourned at 7:50 pm

Minutes typed by: Laura Garcia

**Minutes approved by:
Dr. Elsa Dominguez, Secretary**
