

# Winston Towers 600 Board of Directors Meeting

April 24, 2020

4:07 PM, Virtual Skype Meeting

Mr. Samuel Golberg called the meeting to order on Friday, April 24, 2020, at 4:07 pm, and presented a motion to approve the agenda (Discuss and vote updates to Rules and Regulations; Discuss and vote on Employees Handbook; and email sent to Board by Omaira), any matters on agenda pending at 5:30 PM will be finished up tomorrow at 4:00 pm. Mrs. Virginia Santoni seconded the motion.

Roll was called Mr. Samuel Golberg, Mr. Semyon Peltz, Mr. Eugene Kotlyar, Ms. Virginia Santoni, Mrs. Patricia Samudio, Mrs. Dolores Bolano, Mrs. Yolanda Ruiz, and Mrs. Sophia David, and Mrs. Tania Gonzalez, were present via Skype Video Conference Call; Mrs. Rosana Rodriguez was present via mobile phone.

Mr. Golberg presented a motion to begin the discussion and vote of the proposed changes to the Rules and Regulations, Mr. Kotlyar seconded the motion and the discussion began:

## **C. RESIDENT PARKING AND VEHICLE TRAFFIC**

ADD: 13.- Any two-wheeled motor vehicles, such as but not limited to motorcycles, scooters, mopeds, and motorized bicycles, shall be parked in the unit's assigned parking space, or in the designated spaces in the guest area parking for a fee. At no time can the vehicle be rested against any of the walls of the condominium or parked in any of the common area's grass, stone or walking areas even if it is not present an obstacle to vehicular or pedestrian circulation.

A multi-Board member discussion about car sizes, and if a vehicle and a motorcycle fit in one parking space ensued, so the item was tabled until the 4/25/20 meeting. At this time Mrs. Samudio pointed out that the guest parking fee is no longer in cash, so that item was corrected and the discussion continued with the remaining proposed changes:

## **G. OTHER RECREATION AREAS**

ADD: 1. Occupancy rules must be adhered in all recreational areas.

**NOTE: The current number #1 will become #2 with no changes, and so forth...**

FIX: 4. The ~~gyms and saunas~~ are strictly single sex as indicated in signage. ~~Occupancy rules must also be adhered.~~

## **M. SECURITY**

ADD: 9. Pursuant to Section 856.021 of the Florida Statutes, loitering, sitting, sleeping, hanging around, or prowling in the hallways and stairwells is strictly prohibited.

ADD: 10. Per Florida Building Code, Fire and Life Safety, placing furniture or large protruding objects, decorative or otherwise, on the doors and hallways is strictly prohibited.

## N. BALCONIES

ADD: 9. The hosing, or cascading large amounts of water, on balconies and screens is strictly prohibited.

ADD: 12. Leaving animals unattended in the balconies is strictly prohibited, even if they are restrained, or otherwise secured.

## O. GENERAL

FIX: 1. Units may be used for **RESIDENTIAL PURPOSES ONLY**. In no event may more than two (2) people occupy a one-bedroom unit, nor may no more than three (3) people occupy a one-bedroom plus convertible unit, nor may more than four (4) people occupy a two-bedroom unit, nor may more than six (6) people occupy a three-bedroom unit. These conditions are subject to applicable federal, municipal, county, and state laws.

ADD: 5. Unit owners and residents are responsible for providing accurate and updated contact information, mailing address, email and phone numbers.

**NOTE: The current number #5 will become #6 with no changes, and so forth...**

FIX: 20. **RENTING/LEASING:** ~~Unit owners may not engage in transient rentals and must observe minimum lease terms as set forth in the Condominium Bylaws or as required by applicable law.~~ Unit owners must receive prior approval of any lease from the Board of Directors before such lease takes effect. If a tenant vacates a unit prior to the end of the approved lease, the unit owner **may not** rent the unit again until the original approved lease term expires. Only one lease is permitted per calendar year. Unit owners may not engage in transient rentals and must observe minimum lease terms as set forth in the Condominium Bylaws or as required by applicable law. Further, all leases must comply with Ordinance No. 201-522 of the City of Sunny Isles Beach, as may be amended from time to time. *Airbnb, HomeAway, couchsurfing*, and other similar short-term rental services are **STRICTLY PROHIBITED**. Units **MAY NOT** be subleased.

FIX: 21. **PETS: This is a no-pet building.** Only emotional support animals, and service animals are permitted in accordance with the bylaws. Prior to bringing an animal on ~~to the~~ condominium property, a unit owner is required to complete an emotional support and service animal application and furnish proper documentation sustaining the certification of the animal ~~come to the management office and fill the required documentation.~~ Vaccination records and a color picture of the animal ~~dog~~ are required, and must be updated yearly. Should permission ~~a permit~~ be granted by the Board of Directors, the resident must abide by the animal rules. Animals are not allowed to roam freely under any circumstances; they must be leashed and muzzled (if necessary) and/or be placed in a carrier when being transported through common areas. Pets must be transported in the east and/or west service elevators only. Animals are not to be walked at any time on the condominium property. Curbing animals on condominium property is strictly prohibited. The animal owner is liable for any damages their animal may cause. Only dogs and cats are allowed. Failure to abide by these rules will be subject to permission revocation, animal removal, and fines imposed. **Renters are not allowed pets per condominium bylaws.** Please refer to article 12.3 of the Condominium Bylaws for further information. In the event of conflicts between these rules and the ADA, Housing and Urban Development (HUD), or Fair Housing Act (FHA), the latter shall govern.

Mr. Golberg moved a motion to vote on the above mentioned changes, Mrs. Samudio seconded the motion. Mrs. Santoni, Mr. Kotlyar, Mrs. Ruiz, Mr. Peltz, Mrs. David, Mrs. Samudio, Mrs. Bolano, Mrs. Rodriguez, and Mr. Golberg unanimously voted in favor of adopting the above mentioned changes to the Rules and Regulation; the motion carried.

Mr. Golberg then opened the floor to discuss other change proposals not listed above. First, Mrs. David asked why we limit the amount of guest parking that can be assigned for a particular unit? Mrs. Bolano proposed that we strike the parking limit for guest per unit, Mr. Golberg seconded the proposal. Mrs. Santoni, Mr. Kotlyar, Mrs. Ruiz, Mr. Peltz, Mrs. David, Mrs. Samudio, Mrs. Bolano, Mrs. Rodriguez, and Mr. Golberg unanimously voted in favor of removing the per unit guest parking limit; the motion carried.. Second, Mrs. Samudio proposed that we strike out the "unless approved by the Association, and only in areas designated by the Association" in O. General section, Item # 14, and that we remove the barbeques, Mrs. Bolano seconded, the issue was discussed and it was agreed that the barbeques show not be removed. Mr. Kotlyar proposed that we charge a \$100 rental fee plus the already implemented \$50 deposit, Mr. Golberg seconded it. Mr. Kotlyar, Mrs. Ruiz, and Mr. Golberg voted in favor of charging a rental, Mrs. Santoni, Mr. Peltz, Mrs. David, Mrs. Samudio, Mrs. Bolano, and Mrs. Rodriguez voted against charging a rental fee for the barbeques; the motion did not pass. Third, Mrs. David asked how we can control the 15 minute guest parking and the handicapped parking, that we should be placing fines for non-compliance. Mrs. Santoni explained that we cannot impose a fine on the handicapped parking and moved a motion that we separate the item into two separate items: one dealing with the handicapped and one dealing with the 15 minutes parking, and proposed that the security guards issue a different color paper ticket to be displayed on the dashboard with the entrance time, Mr. Golberg seconded the motion. Mrs. Santoni, Mr. Kotlyar, Mrs. Ruiz, Mr. Peltz, Mrs. David, Mrs. Samudio, Mrs. Bolano, Mrs. Rodriguez, and Mr. Golberg unanimously voted in favor of this motion; the motion carried. Fourth, Mrs. David initiated a discussion about clearing out the bicycle storage, Mrs. Gonzalez explained that years ago the building had the same problem because children outgrew their bicycles, or moved out of the building and just left the bicycles behind, so they sent a letter to residents stating that bicycles not identified will be removed and donated, the claimed bicycled were tagged with the unit number and approximately 200 bicycles were donated. Mr. Golberg said that we should do that again, but since the meeting was over by 22 minutes, it was decided to table this item until tomorrow's meeting.

The meeting was adjourned at 5:52 PM.

Minutes submitted by the secretary, Virginia Santoni

*Virginia Santoni*

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Virginia Santoni, Secretary of the WT 600 Board of Directors

*Samuel Golberg*

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Samuel Golberg, President of the WT 600 Board of Directors