

# Byron Gardens Condominium Association

C/O: J & M Cond. Management & Maintenance, Inc.,

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## **BOARD MEETING**

Tuesday, April 10, 2025 at 7:00PM

Location: Byron Gardens 2<sup>nd</sup> floor office  
7850 Byron Avenue Miami Beach, FL 33141

## **MINUTES**

Roll call:

Francois Guillery - Present

Christopher Colon - Present

Francesca Gagliano - Present

Claudia Drago – - Present

Nelia Vinas – Not in attendance

Meeting is called to order at 7:10PM.

16 Owners in attendance. Four Board members were present; Nelia Vinas excused herself due to prior travel plans.

The steps leading up to the 50-year certification were reviewed: fines were paid, the inspection passed, and certification was granted on the condition that hazardous parking lot holes be patched and a plumbing leak repaired. Instead of spending \$6,000 on temporary patching, the Board decided to have full resurfacing, which would be necessary eventually.

The \$70,000 project includes two contracts:

1) investigation of a possible sinkhole leak, and 2) complete parking lot resurfacing. Contracts are signed, the first payment was made, and the Board is awaiting necessary permits before work begins. Residents were also reminded to be ready to move their cars as needed.

The elevator finally passed inspection after it was confirmed that there is no way to install a generator.

Recent plumbing repairs in Line 1 were noted, with the possibility of more work as needed.

Residents were urged to flatten boxes for recycling and avoid overloading trash bins.

The formal meeting ended at 7:48pm.

A brief Q&A followed covering:

1. Reviewing past payments for security cameras
2. Construction materials in the south stairwell
3. Lobby appearance improvements
4. Elevator floor repairs
5. Real estate agents requesting to waive the 15-month rental rule; possible change to by-laws limiting rentals

Byron Gardens Condominium Association, Inc  
Board of Directors