

Byron Gardens Condominium Association

C/O: J & M Cond. Management & Maintenance, Inc.,
t. 305.393.8196

operations@jmcondo.com

ANNUAL MEETING / ELECTION AND BUDGET MEETING

Wednesday, December 4, 2024 at 7:00PM

Location: Byron Gardens 2nd floor office

7850 Byron Avenue

Miami Beach, FL 33141

MINUTES

Roll call:

Francois Guillery - Present

Anne Barrera - Present

Nelia Vinas - Present

Christopher Colon - Present

Giorgio Salomone – Not in attendance

Jose Garcia (J & M Condo. Management and Maintenance, Inc)

Meeting is called to order at 7:10PM.

Ballots were opened, verified and tabulated by Giuseppe Machiella and Andrey Perfecky with observation by Jose Garcia. With 30 valid ballots cast the election successfully went through. The new board of directors are Francois Guillery, Christopher Colon, Francesca Gagliano, Claudia Drago and Nelia Vinas.

There were only 21 valid proxies out of the 35 required to represent a quorum regarding the reserves. Francois Guillery asked those present at the meeting if any of them have not submitted a proxy who wished to do so before the count, no one stepped forward. The reserves were not successfully waived and will continue to be funded in 2025.

The 2025 Budget was passed with a 90-day review and adjustments.

Meeting was adjourned at 8:10PM.

Byron Gardens Condominium Association, Inc
Board of Directors

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BOARD MEETING

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Roll call:

Francois Guillery

Christopher Colon

Francesca Gagliano

Claudia Drago

Nelia Vinas

Jose Garcia (J & M Condo. Management and Maintenance, Inc)

Meeting is called to order at 8:10PM.

The roles of the newly appointed board members are as follows:

Francois Guillery - President

Christopher Colon – Treasurer

Francesca Gagliano – Secretary

Claudia Drago – Vice President

Nelia Vinas – Director

Meeting was adjourned at 8:15PM.

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Board of Directors