

Byron Gardens Condominium Association

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

Monday Dec 29, 2025 at 7:00PM
Location: Byron Gardens 2nd floor office
7850 Byron Avenue Miami Beach, FL 33141

MINUTES

The Budget Meeting was called to order at 7:05 PM.

Five Board members were present.

Fourteen Owners in attendance.

The President explained the increase in the budget and its effect on Maintenance Fees with an increase of 3% (2% if considered over two years, as there had been no increase last year). The increase was kept as low as possible as there are still funds in the reserve. It was described as a bare-bones budget where any non budgeted expenses will have to be funded by special assessments. Current projects, parking lot and trash chute, are covered by the reserve.

The SIRS, Structural Integrity Reserve Study will have to be followed starting next year

The budget was passed with a 4:1 vote.

The Budget Meeting was adjourned.

ELECTIONS

A motion was lodged to accept all 7 candidates without a vote, quoting Article III Section 1 in the Bylaws. However, the legality of the approach was questioned with a rejection of the motion.

Anna Barrera and Claudia Arango acted as tellers.

Votes were counted following the statutory procedure.

New Board:

François Guillery

Chris Colon

Claudia Drago

Aaron Slotnik

Lane Farinacci

Individual positions on the Board will be determined when all members are present.

Outgoing members Nelia Vinas and Francesca Gagliano were thanked for their service.

The meeting was adjourned at 8:45 PM

Byron Gardens Condominium Association, Inc

Board of Directors