



Monthly Newsletter

Volume 18 Issue 12

July 2020

OFFICE STAFF

Maria Ferrin
Marta Castro

BOARD MEMBERS

President..... Moshe Schneider
Vice President Berel Zisman
Secretary.....Moishe Feiner
TreasurerMichael Obadia
Director Jacobo Blachar
Director Louis Cohen
Director Marta Olchyk

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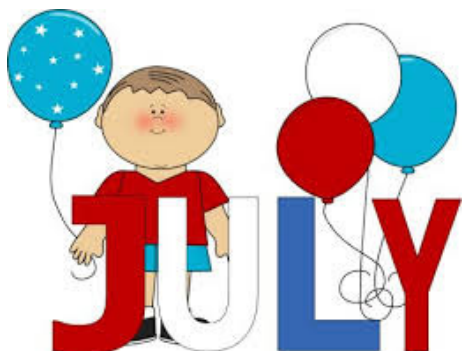
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OFFICE HOURS

Mon-Fri:..... 9 AM - 12 PM

MARBELLA CONDOMINIUM

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Surfside, FL 33154



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MINUTES OF THE JUNE 30, 2020 REGULAR BOARD MEETING

Meeting called to order at 7:30P.M.

Confirmation Of A Quorum: Yes

Board Members Present: JACOBO BLACHAR(absent), Louis Cohen, Moishe Feiner, Michael Obadia(Absent), Marta Olchyk, Moshe Schneider, Berel Zisman.

Members Present: 201,202,307,407,502,508,607,801,804,901,904,905,908,1005,1007,1008, 1104,1201, 1204,1207,1208

Minutes of previous meeting approved.

OFFICERS' REPORTS

PRESIDENT

Accomplishments, Project Status:

Water Bill has been reduced by \$6000. All new plumbing has been completed for pool. New heater units have been installed for pool. Jacuzzi has been cleaned and sanitized. Fountains were fixed and the pumps were replaced which are not connected to columns.

Priorities: Safe, Clean, Well-maintained and Sustainable:

Landscaping Committee completed Phase 1: trimming, fertilizing, weeding, removing of leaning tree, etc.

Phase 2:

- Sauna heating units that are stainless steel with cages and outer controls have been installed along with new LED lighting. Electrician is completing the installation. Surfside will inspect.
- Back windows East have been caulked and resealed.
- Trash Chutes East have been measured and are awaiting perm it from Surfside. Sprinkler Systems in these trash chute rooms will be upgraded.
- New Marbella sign for the front of building is ordered but survey required by Surfside is still needed.

TREASURER'S REPORT

Current Financials, Bookkeeping:

- Month of May still ahead \$19,000 for the year even with what was spent to pay

Board Minutes (cont. from page 1)

to for improvements and repairs.

- Mr. Kepple, the accountant, will close expenses for this June. He will then stop working for us.
- Intuit Quick Books have been contacted to store all our expenses, payroll, taxes, etc., in a much safer storage system.
- A new bookkeeper, Ellen Barnet, has been hired . A new CPA is needed.
- A new direct deposit bank account will be set up through City Bank or Banco Popular for monthly maintenance fees, payroll, etc.

COMMITTEE REPORTS SALES AND LEASING

21 units leased, 5 available for leasing, 2 unit(s) sold and under contract

OLD BUSINESS NEW BUSINESS

Moshe Schneider proposes the Motion to move operating account to Banco Popular or Citi Bank and establish direct deposit capability. Marta Olchyk seconds. Discussion. In favor: Schneider, Olchyk, Feiner, Cohen, and Zisman vote approval to pursue Citi Bank. Motion passes for Citi Bank.

Discussion of backyard and landscaping options:

- Mound is only sand.
- Sand cannot be removed and needs to be spread out and utilized on property. Consensus is to keep the mound.
- However, a survey will be sent for recommendations after meeting with landscaper for suggestions. A motion will be made for approval of recommendations next meeting.

GOOD AND WELFARE

Mask wearing is now required in building.

Meeting adjourned at 8:31 P.M.

Respectfully submitted, Moishe Feiner, Secretary

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TESTING FOR COVID-19

Two kinds of tests are available for COVID-19: [viral tests](#) and [antibody tests](#).

- A viral test tells you if you have a current infection.
- An antibody test might tell you if you had a past infection. An antibody test might not show if you have a current infection because it can take 1–3 weeks after infection for your body to make antibodies. Having antibodies to the virus that causes COVID-19 might provide protection from getting infected with the virus again. If it does, we do not know how much protection the antibodies might provide or how long this protection might last.

If you test positive or negative for COVID-19 on a viral or an antibody test, **you still should take preventive measures to [protect yourself and others](#).**

How to get tested for current COVID-19 infection

- To learn if you have a current infection, [viral tests](#) are used. Most people have mild illness and can recover at home without medical care. Contact your healthcare provider if your symptoms are getting worse or if you have questions about your health.
- Decisions about testing are made by state and local health departments or healthcare providers. You can visit your [state](#) or [local](#) health department’s website to look for the latest local information on testing.
- If you have symptoms of COVID-19 and want to get tested, call your healthcare provider first.
- If you have symptoms of COVID-19 and are not tested, it is important to stay home. [What to do if you are sick.](#)
- If you have symptoms of COVID-19 and are not tested, it is important to stay home. Learn [what to do if you are sick](#).



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