



# Monthly Newsletter

Volume 21 Issue 8

March 2023

### OFFICE STAFF

Office Manager... Alejandra Cotte

### BOARD MEMBERS

President..... Moshe Schneider

Vice Pres. .... Dr. Richard Stone

Treasurer ..... Barbara Cohen

Secretary..... Aleida Delgado

Director ..... Edward Ohayon

Director ..... Marta Olchyk

Director ..... Isere Halberthal

### NUMBERS YOU SHOULD KNOW

Office..... (305) 868-5208

Security..... (305) 864-7252

Email ..... marbellacondo@att.net

### OFFICE HOURS

Monday-Friday..... 9 AM - 4 PM

### MARBELLA CONDOMINIUM

9341 Collins Avenue

Surfside, FL 33154



Published monthly at no cost for Marbella by Coastal Group Publications, Inc.

Contact CGP at

(305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com)

to advertise in one of our newsletters or to get a free newsletter for your property.

## Second Notice of Board Member Election and Annual Members' Meeting of Marbella Condominium Association II, Inc.,

A Florida not-for-profit corporation  
All members of Marbella  
Condominium Association II, Inc.

Meeting ID: 655 920 8579

Passcode: 9341

Find your local number: <https://us02web.zoom.us/j/6559208579>

Notice is hereby provided that a Members' Meeting of Marbella Condominium Association II, Inc. will be held at the following date, time and place:

**Date:** Tuesday, April 25, 2023

**Time:** 7:30 p.m.

**Place:** Marbella Mezzanine or via Zoom Meeting with instructions below.

\*\*\* Note: you can attend this meeting in person. You can also attend via video conference using the following instructions:

**Join Zoom Meeting:** <https://us02web.zoom.us/j/6559208579?pwd=S2t3Q01QWHJmN11TYmlDZVZ0Ky9KQT09>  
Meeting ID: 655 920 8579

Passcode: 9341

One tap mobile

+13126266799,,6559208579#,,,,\*9341# US (Chicago)

+19292056099,,6559208579#,,,,\*9341# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

### NOTE REGARDING ELECTIONS:

The Board of Directors of Marbella Condominium Association II, Inc. consists of seven (7) Directors, of which seven (7) are to be elected by the Members pursuant to the Bylaws of Marbella Condominium Association II, Inc. Accordingly, seven (7) positions on the Board of Directors are available for election at the Member's Meeting scheduled on **Tuesday, April 25, 2023**. Eight (8) Unit Owners have nominated themselves as candidates for the available position. Enclosed please find the ballot listing the names of the candidates running for election.

### NOTE REGARDING ATTENDANCE AT MEETING:

All members are encouraged to attend the Annual Members' Meeting either via video conference or by proxy. If you would like to attend by proxy please complete the enclosed general proxy and return it to the Association, per the instructions on the proxy, for the establishment of a quorum at the Annual Members' Meeting. Please note that pursuant to the Association's governing documents, the proxy must

*Continued on page 2*

**Election** (cont. from page 1)

be delivered to the Secretary at least twenty-four (24) hours prior to the appointed time of the meeting.

**NOTE REGARDING ORGANIZATIONAL MEETING:** An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Members' Meeting for the purpose of electing officers and such other business as may lawfully be conducted at the same location as set forth above. The Directors present at the Annual Members' Meeting may decide to defer the organizational meeting to a later time, in which case, notice will be given through further posting.

**VOTING CERTIFICATES**

A Voting Certificate is for the purpose of establishing who is authorized to vote for a Unit owned by more than one person, a corporate entity, or a trust. The Association requires a Voting Certificate if your unit is owned by a corporation, LLC or other business entity, a trust, or two (2) or more individuals. Please note that a Voting Certificate is not needed if the unit is owned by a married couple; provided that such married couple agree as to their vote; however, if the spouses are both present at the meeting, and are unable to agree as to their vote, and have not filed a voting certificate, their vote will not be counted. A Voting Certificate is not needed if the Unit is owned by one person.

A Voting Certificate is not a proxy and may not be used as such. A Voting Certificate must be signed by all the owners of the Unit or the appropriate Director of the Corporation or Member/Manager of the Limited Liability Company that owns the Unit. Please return the Voting Certificate to: **Marbella Condominium Association office.**

BY ORDER OF THE BOARD OF DIRECTORS  
 Moshe Schneider, President  
 Date: March 17, 2023

**PHYSICAL & OCCUPATIONAL THERAPY**  
 Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy  
 Cardiac, Neurological and Senior Rehab  
**Exclusive 1 on 1. In the Comfort of your Home**  
 Protective Equipment Protocols

**THERAPY IN YOUR HOME**  
 Licensed Medicare Provider FL8318

**Brian Caits @ 954-328-1505 | bcaits@bellsouth.net**

**Agenda for the Annual Members' Meeting**

- I. Election of Chairman of the meeting (who need not be a member, officer, or a director);
- II. Roll Call; Determination of Quorum;
- III. Proof of Notice of the Meeting or Waiver of Notice;
- IV. Reading of Minutes of Prior Meeting;
- V. Officers' Reports;
- VI. Committee Reports;
- VII. Election of Inspectors of Election;
- VIII. Elections;
- IX. Unfinished Business
- X. New Business
  - a) Consideration of Partial Funding of Budget Reserves and Vote to Approve or Disapprove of Partial Funding; and
- XI. Adjournment.

**AGENDA FOR THE ORGANIZATIONAL MEETING**

\*\* Immediately following the Annual Members' Meeting

- I. Call to order;
- II. Determination of Quorum;
- III. Appointment / Election of Officers;
- IV. Adjournment.

**FOR THE BOARD OF DIRECTORS**

Moshe Schneider, President  
 Date: March 17, 2023

**Congratulations to our neighbor, poet  
 RICHARD BLANCO  
 honored at the White House with the  
 NATIONAL HUMANITIES AWARD**



# VOTING CERTIFICATE

To the Secretary of Marbella Condominium Association II, Inc. (the "Association")

THIS IS TO CERTIFY that the undersigned, consisting of all of the record unit owners of Unit No. \_\_\_\_\_ have hereby designated:

\_\_\_\_\_  
(Name of Voting Representative)

as our representative, on our behalf, to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, the Articles of Incorporation, and the Bylaws of the Association. We understand that this document shall be valid until we decide to revoke it.

**"Voting Certificate" means a document which designates one of the record title owners, or corporate, partnership, or entity representative, who is authorized to vote on behalf of a Unit that is owned by more than one owner or by any entity.**

This document is filed with the Community Association Manager. We understand that, if we do not already have one of these documents on file with the Association, we will not be able to vote at any meeting of the membership. We also understand that this document shall be valid until we decide to revoke it.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by ABC, Inc., a corporation. Voting Certificate must be completed designating the person entitled to vote, signed by the President or Vice President of the corporation and attested by the Secretary or Assistant Secretary of the corporation.
- (iii) Unit owned by XYZ, LLC, a limited liability company. Voting Certificate must be completed designating the person entitled to vote, signed by the Members or Manager, as applicable of the company.
- (iv) Unit owned by The Jane Doe Trust. Voting Certificate must be completed designating person entitled to vote, signed by the Trustees of the trust.

**ALL OWNERS OF THE UNIT LISTED ABOVE MUST SIGN BELOW.**

\_\_\_\_\_  
**Dated:**

\_\_\_\_\_  
**Print Name:**

\_\_\_\_\_  
**Print Name:**

\_\_\_\_\_  
**Print Name:**

\_\_\_\_\_  
**Name:**

**NOTE:** This form **IS NOT** a proxy and should not be used as one. Please be sure to designate one of the joint owners of the Unit as the Voting Representative, not a third person. If a husband and wife or joint owners are both present at the meeting, are unable to agree as to their vote, and have not filed a Voting Certificate, their vote will not be counted. **Owners that already have a Voting Certificate on file do not have to file another certificate unless they wish to change their designated Voting Representative.**

# 2023 Election Ballot

**Marbella Condominium Association II, Inc.,  
a Florida not-for-profit corporation**

The following are candidates who have qualified for election to the Board of Directors of the Association. There are **seven (7)** vacancies on the Board of Directors and you may vote for up to **seven (7)** individuals by placing a check mark next to their name. A ballot voting for more than **seven (7)** individuals will be invalid.

1. Alan Cohen \_\_\_\_\_
2. Barbara Cohen \_\_\_\_\_
3. Aleida Delgado \_\_\_\_\_
4. Isere Halberthal \_\_\_\_\_
5. Patricio Millan \_\_\_\_\_
6. Edward Ohayon \_\_\_\_\_
7. Moshe (Mark) Schneider \_\_\_\_\_
8. Richard Stone \_\_\_\_\_

Balloting for the Board of Directors is secret. Eligible members of the Association are entitled to vote by returning the enclosed ballot to the Marbella office located at 9341 Collins Avenue, Surfside, Florida 33154. An Association member wishing to vote by using the enclosed ballot shall comply with the following instructions:

1. Mark the ballot for the candidates of your choice. Do not place any identifying marks such as the voters' name or Unit number on the ballot.
2. Place the completed ballot in the plain ("inner") envelope enclosed and seal the envelope.
3. Securely. A separate envelope must be used for each ballot voted, if eligible.
4. Place the sealed plain "inner" envelope containing the marked ballot in the second ("outer") envelope and seal securely.
5. The eligible voter shall sign the "outer" envelope, print your name, and identify the Unit which the voter represents adjacent to the signature.
6. Return the envelope to the Marbella office prior to the time for tabulating the ballots.

**K**  
**M.KOTLER**  
REAL ESTATE

Buying, selling or renting real estate?  
**Let's chat.**

Contact me today!

**ERIC BROAD**  
Broker  
305-318-2385  
ejbroad@gmail.com  
www.mkotler.com

9585 Harding Ave.  
Surfside, FL 33154



Scan me!

**stellar**  
Public Adjusting Services  
*Professional Insurance Claim Representation*

*CALL US BEFORE YOUR INSURANCE COMPANY!!*  
**(305) 396-9110**  
**STELLARADJUSTING.COM**

**CALL US TODAY FOR A FREE CLAIM INSPECTION**






**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**

**MENTION THIS FLYER FOR FREE POLICY REVIEW**

**GOT PROPERTY DAMAGE? GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Remi Boaz License #P17524

# DO YOU HEAR BUT NOT UNDERSTAND? We Can Help!

Join Us For A Special Hearing Health Event

Now  
Through  
March  
31st

Get RX hearing aids professionally fit to YOUR specific hearing needs and lifestyle.

- Custom, virtually invisible options available.
- Fully warranted!

### Meet Your Hearing Health Team:

Melanie Plotkin, HAS, Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences



### LIMITED TIME OFFER!

**1990<sup>00</sup>**  
A Pair

Save \$1610

on a pair of fully digital, RX Hearing Aids from Phonak.



- Digitally advanced, RX hearing aids.
- Professional services & follow-ups included:
- Complimentary Hearing Screening
- Programming & Adjustments
- In-Office Repairs



"Amazing customer service! Both [Hearing Care Providers] are kind, caring, accessible to answer questions, and helpful. Highly recommend!"  
- J. Schuerman



Schedule your Hearing Screening today at NO COST TO YOU!



Scan the QR code above

to schedule your complimentary hearing screening today!



www.HearAgainAmerica.com

19046 NE 29th Avenue, Aventura  
222 95th Street, Surfside

Call Us Today!  
(888) 272-9589



# GENERAL/LIMITED PROXY

**Marbella Condominium Association II, Inc.,**  
**A Florida not-for-profit corporation (the "Association")**  
**2021 ANNUAL MEMBERS' MEETING**  
**To:** Secretary of Marbella Condominium Association II, Inc., 9341 Collins avenue, Surfside, fl 33154

the membership meeting in order to establish a quorum and to vote as proxy at the annual membership meeting of the Association to be held on **Tuesday, April 25, 2023 at 7:30 p.m. at Marbella Mezzanine or via Zoom Meeting\*\*\***, and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth in the Notice of Meeting, a copy of which has been received by the undersigned.

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints:

\_\_\_\_\_ (a) The Secretary, on behalf of the Board of Directors, or

\_\_\_\_\_ (b) \_\_\_\_\_  
(if you have checked 'b', write in the name of your proxy)

as my proxy holder\* to attend the Meeting of the Members of Marbella Condominium Association II, Inc. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution.

The proxy holder named above, as attorney or agent with the power of substitution for and in the name, place and stead of the undersigned, to count towards the attendance at

**Do not use below this line except for substitution**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Proxy Printed Name: \_\_\_\_\_

This proxy is revocable by the owner or designated voter and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

## DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
www.diamondremodelers.com  
jeff@diamondremodelers.com

### Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

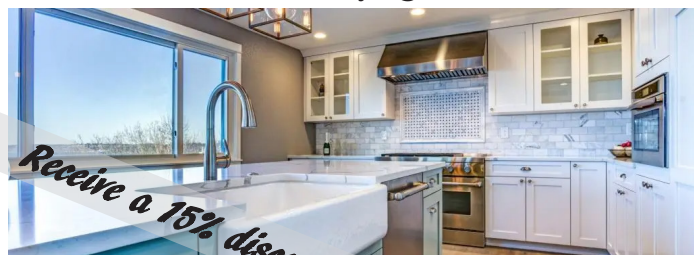
#### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced Handyman"**

#### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**  
any remodeling job!

**10% OFF Any Service**  
Valid With Coupon. Not To Be Combined With Other Offers. Exp 4/30/2023

Painting & Services Unlimited Lic. CC94BS00437  
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

No warranty is given by the Marbella Condominium Association or implied as to the accuracy of any part of this Newsletter. No responsibility is accepted for negligence or to advise on any errors, omissions or changes in the matters covered by this newsletter.