

# MEETING MINUTES

## MIDBEACH NEIGHBORHOOD ASSOCIATION

Wednesday, March 6, 2019

Blue Diamond Condominium 4779 Collins Avenue Miami Beach, FL 33140 (Sapphire Room)

**Attendance: Board Members** - Anamarie Ferreira de Melo, Deborah Lake, Melinda Pearce, Jorge Acosta, Charlotte Tomic, Eda Valero-Figueira and Alicia Casanova. Other Members.

### I. Call to order

Alicia Casanova called the meeting to order at 6:07.

### II. Welcome and Introductions

Alicia welcomed everyone in attendance. Anamarie took over after all introductions were made and introduced the two Commission candidates in attendance.

**Steven Meiner**, running for Commission, Group 4, introduced himself. Originally from New York, he works for the Securities and Exchange Commission as an investigator. He lives on Pinetree and 41st. Some of the things on the day's agenda are of special interest to him, i.e., Indian Creek, the holiday lighting so inferior to that of other townships in the area, and others.

**Blake Young**, running for Group 6, is the President and Treasurer of the Regatta Condominium Association and is also a licensed community association manager. He does not accept monetary contributions, only votes and support. He too is very concerned about Indian Creek Drive, out of control speeding, the Deauville Hotel (which has been vacant for over two years and is having a negative impact on the businesses in the neighborhood). Security is very important to our community as our product is tourism and people on vacation need to feel safe.

Anamarie reminded everyone of our online presence. All meetings are posted on our webpage, [www.midbeachna.com](http://www.midbeachna.com) and we also have a presence on Facebook, Twitter, and Instagram. She encouraged everyone to visit us online.

### III. Approval of February Minutes

Charlotte Tomic moved to table approval of the February minutes to April and Deborah Lake seconded the motion. ALL IN FAVOR. MOTION APPROVED.

### IV. Treasurer's Report and Membership Update, Melinda Pearce, Treasurer

Current balance as of March 6 is \$3,050. There was a \$50 deposit for the MEI's membership, and no new checks were written. There are 33 condominium members and 9 hotels, for a total membership of 42. The Pavillion and L'Excellence are our most recent members. We are on target to reach the expected membership of 60 by the end of this year. We had 18 members at this time last year.

## **V. Sponsorship Presentation**

Jorge Acosta introduced the day's sponsor, ONR, which was created to meet the the owners need to incorporate on-line voting to increase participation and incorporate out-of-town unit owners in the management of their condominium. In addition to voting, they also conduct surveys in which a building's owners can participate. The cost is \$100 per month, but if a building wants to limit itself to board elections, that costs \$500. Ballots and surveys are mailed to owners who do not have an email address or insist on using paper.

## **VII. Old Business**

### **A. Indian Creek Drive Update**

**Nelson Perez-Jacome** , newly-appointed Chief City Engineer, and Luis Soto, the Assistant Chief City Engineer.

Anamarie reintroduced the issues relevant to Indian Creek Drive and invited questions/concerns from the membership. She pointed out that small parks along Indian Creek would likely attract our many homeless and that could be a problem. The Greenway Project needs to include a bike lane, but Indian Creek needs to continue to be a thoroughfare. The Association requested and was granted a silent generator; we also asked for a bench at the trolley stop and that too was granted. Our third and major concern is the opening of a second lane and we do not understand the delay on this. We need to consider the long-term impact of this project. It affects pricing for condominiums and hotels are concerned about the experience of their guests. Robert from the Mimosa, asked about the Mayor. He was expected to attend this meeting but had a conflict and will attend our April meeting instead. That is our second annual meeting and it will be appropriate to have him attend. A concern was expressed regarding the possibility of a serious incident between a biker and an automobile from 29th to 26th streets. The street is extremely narrow in that area and bikes and cars are traveling within inches of each other. Should emergency vehicles need to run through these areas, it could be impossible. Recently, there was just such a case and a neighbor reported the ambulance having to wait at least 10 minutes before being able to move on and reach the person in need. The section between 24th and 26th has barricades in place. Since no work is being done at this point, why not remove the barriers until work begins again, which is not in the near future. In addition homeless people have made a home behind these barricades and the garbage is considerable. The City needs to do something about this. South of 29th seems to be an area where a second lane could be opened. There is a fence there that does not seem to be doing anything. It was now Mr. Perez-Jacome's turn to speak. He thanked the members for their input and offered an update on the project. The contract is expected to be solicited in May 2019. Anamarie and Mr. Perez-Jacome had a brief discussion regarding coordination between projects and mitigation of the effect of the construction on hotels and residences nearby. Whether the bike path is on the road or not is still being considered. There are three issues regarding right now, first the question of opening of an additional lane all the way to 24th Street; second, there is a big drop on the road and that is the reason for the barriers; and third, the pedestrians on the sidewalk on the West side of Indian Creek, people are crossing the road back and forth and there is danger involved here. There is a possible cost of four to 500,000 dollars to deal with these issues.

### **B. Feature presentation on GO Bond**

**Maria Hernandez** has been the Project Director for the Convention Center, is the City liaison for the hotel project, and is the Manager for the GO Bond Projects. She handed out the flow chart for the GO Bond Projects, posted to the MBNA website. The City Commission appointed the GO

Bond Oversight Committee, consisting of six residents and four ex-officio members who are non-voting members and are part of other City committees. This committee has approved the order of implementation of the projects, which Maria also handed out. There are 37 projects in the first period over the first three years. 21 of those are being expedited, and seven of the 21 are being funded before the closing of the bonds and will be completed within the next 12 months. One of these projects is the beachwalk. Funding for 41st Street is included in the first tranche, but is not among the 21 being expedited. Questions included amount going to license plate readers, sidewalk enhancement, the inclusion of Collins Avenue sidewalks (again the issue of Collins being a State road), and participation of MBNA in meetings. April 18th from 5-8, is the next meeting of the Oversight Committee, and any of us is welcome to attend.

Anamarie asked for a volunteer to be the designated representative of MBNA at these meetings. She proposed a motion to this effect, which was seconded by Melinda Pearce and approved unanimously. This was followed by a motion to appoint Robert Rabinowitz from the Mimosa Condominium, as our representative to the meetings of the GO Bond Oversight Committee and bring the information back to be presented at the monthly MBNA meetings, and be our liaison. This motion was seconded by Alicia Casanova and also approved unanimously.

Maria announced the website [www.GOMB2018.com](http://www.GOMB2018.com), where all meetings of the Committee have been posted, including audio recordings of the meetings as well as handouts. She also offered to have representatives from the City present at our meetings to answer any questions we may have. She asked Robert to let her know any specific questions so she can decide on the right person to designate for this purpose.

### **C. Updates on current Mid-Beach Projects**

- i. Mid Beach Sand Tilling Project. This was done in February and is now being assessed to see if additional sand is needed and the quality of the sand. Any additional tilling will have to wait until the end of turtle season.
- ii. All members should have received the handout on the Beachwalk expansion project update, which is also posted on our social media.
- iii. FDOT's Collins Avenue Project is back to the drawing board and the City's Department of Transportation will provide us with regular updates.
- iv. Beach Rapid Transit Corridor will provide quarterly updates. Commissioner Higgins's Representative, Rachel, provided an update. Commissioner Higgins is also concerned about the sand quality issue and Indian Creek Road.
- v. Bill HB 647 passed by one vote. Michael Grieco represented us well. Condos may opt-out of retrofitting fire sprinkles by the end of 2019.
- vi. Holiday Lighting on 41st Street, more updates will be provided.

### **D. MBNA Board Elections**

Nominations for candidates are to be submitted by March 15th. Everyone will vote by April 3. There are seven condominium positions and two hotels.

One last note. MBNA hosted 50 individuals for the board members training provided by Insurance Marine and Beach Strategies and Michael Gongora.

## **VIII. Adjournment**

Meeting was adjourned at 7:30.