



MEETING MINUTES

Board Members attending virtually:

Present: Anamarie Ferreira de Melo, Alicia A. Casanova, Justin Jacobs, Esteban Porcelli, Deborah Lake, Robert Rabinowitz, Oscar Vazquez. **Absent:** Michele Redlich

Video Link:

1. **Call to Order:** Meeting called to order by MBNA president, Anamarie Ferreira de Melo (AFM), at 6:00 pm.
2. **Welcome and Introductions:** MBNA Board of Directors introduced themselves. Other City Officials and Commissioners were also introduced.
3. **Meeting Minutes:** Esteban Porcelli made a motion to approve the April 13, 2022 Annual meeting Minutes as presented. Robert Rabinowitz seconded. All in favor, motion passed.
4. **Treasurer's Report & Membership Update:** Justin Jacobs is the new Treasurer and reported that he is collaborating with former Treasurer, Ms. Melinda Pearce, in the transition. He reported on the banking balance as of March and the monthly reoccurring debits of the Association. At the moment the MBNA has 63 members which consists of 44 condominiums and 19 hotels. This is over 50% of all Condos & Hotels in the Mid Beach area.
5. **Opportunities to Get Involved - MBNA Working Groups:** AFM informed that there are numerous ongoing projects and matters in Mid Beach that need more participation. The MBNA encourages and welcomes mid beach residents to participate in any of these Working Groups for the betterment of our community. The Working Groups are chaired by an Executive Board member and members can be any Resident who has an interest to assist and make a difference. Additional items will be discussed in detail at a Working Group Meeting on Wednesday, May 18th at 6:00 p.m.
 - A. **MidBeach Park/ Public Space:** Deb Lake chairs this group. A meeting will be held on June 1st to discuss different suggestions for a public space area. We encourage participation and attendance to the meeting.
 - B. **Collins South (24th - 41st) RRR Project:** This FDOT project is scheduled to start shortly after FPL completes the projects it is currently working on at Collins between 56th street and 63rd.
 - C. **Indian Creek Drive Sea Wall/Jersey Barriers/Walkway/Bike Lane:** AFM provided a brief update, including the opening of Indian Creek. She also summarized some of the current conflicts that exist in this area that need faster resolutions.
 - D. **Beachwalk Pilot Program to separate Bicyclists and Pedestrians:**
 - i. AFM also provided a brief update on this matter. While this Pilot program was approved, the bike/ pedestrian decals have not been placed. This specific area was selected by the City for the Pilot since its width is representative of the majority of the Beachwalk areas and it already has video surveillance coverage which will assist in tracking usage.
 - II. AFM stressed again the discontent of Mid Beach residents for removing the already limited police force in that area and why this area of the Beachwalk did not have any cameras budgeted for before.
 - III. The MBNA will be pushing for video cameras for the entire stretch of the Beachwalk to be included in next year's City budget.
 - IV. We need more participation from mid beach residents to continue to advocate for additional safety measures to be added to this Beachwalk area in mid beach.

6. **Miami-Dade County (MDC) Better Bus Project; 150:**
 - A. A few Residents and Commissioners provided their opinions, observations, and experiences as it relates to this proposed matter. Residents are concerned and feel this Bus Route is needed.
 - B. The current Route transports people directly to the airport within 20 minutes. The alternative proposed plan, which is removing this Route, is not viable due to the number of transfers needed and the additional traffic and time of almost 2 hours vs. 20 minutes.
 - C. Some residents stated that this Bus Route has more pros than cons and alternate options, such as increasing fares, should be considered instead of having it removed completely.
 - D. Commissioner Gongora stated that the City has stated this service is underutilized but based on feedback it seems like a great service and that Residents like it.
 - E. Ms. Linda Morris from the Dept. of Public Works and Chief of Scheduling provided a quick presentation and PowerPoint showcasing the current route map and the proposed. She stated that the new plan serves objectives to streamline and make the routes more reliable and frequent. The new plan removes the Route specifically due to funding. The cost of this Route a year is \$ 3.6M. Currently, they are working with the Director of the Airport in order to find a solution and alternative funding streams. In addition to the funding, the city is also facing labor shortages and they do not have enough Operators.
 - F. The proposed plan will not come into effect until Spring of 2023, and it will continue to operate until then. Anyone who wishes to participate and advocate for this Route to not be eliminated next year is encouraged to speak to the Commission so they can find funding sources.

7. **MDC Department of Regulatory and Economic Resources, presentation regarding Condominium Legislation, Registry and Re-Certifications.** Sergio Ascunce, Miami-Dade County RER provided an overview of the proposed Ordinance which includes:
 - A. Early advanced notification to Owners: Currently, the requirement is 90 days. The proposed would allow a 2-year period from the first early notification, to allow Condos/Boards to seek Engineer, Contractors, and funding in a timely manner. With the current 90-day notice, the above cannot be done effectively.
 - B. The 40-year recertification period would now be 30 years. Based on scientific evidence, it is beneficial for this to be brought to 30 years. In addition, any "Threshold" buildings which are described as any building larger than four stories and/or over 300 units, would require a Structural Engineer to perform the Certification which is focused on the Structural and main electrical components of the structure/building.
 - C. Extension of Time: Any extension request for additional time after the final 90 day notification, would require an Affidavit from the Structural Engineer reporting that building is safe and is undergoing repairs.
 - D. Progress Reports from Structural Engineer: During the process of the repairs, a Structural Engineer will be responsible to provide the City with updates on progress every 180 days and most importantly, that the building is safe for occupancy.
 - E. Duty to Report: The proposed will now require for the Structural Engineer to report directly to the City/building official and not just to the property owner/condominium. This is a way to ensure compliance.
 - F. Revocation of a Re-Certification: This would allow the City to revoke any previous re-certification issued, if a complaint is filed and findings reveal there may be an issue.

Ana from the CMB Building Department, reported that the CMB has proactively already adopted the early notification of one year and soon will seek to two years and the affirmative duty to report. The goal of everyone including officials, residents and experts, is safety and confidence.

8. **Michael Gongora, Esq. Condominium Legislation Impacts to MidBeach:** Commissioner Gongora provided a brief description of the new impacts coming on February 1, 2023, which will include a list of new items that Condominiums will be required to submit on an annual basis. These include: List of upcoming projects, copy of recent audited financial statements, recent Budget. Building Permits, Certificate of Insurance, and any Structural Engineering reports and/or records. Failure to comply will include civil violations and penalties ranging from \$ 200, \$ 500 & \$ 1k.

9. **Beach and Water Quality Working Group Discussion:** Oscar Vazquez is now the Chair of this MBNA Working Group. Next Wednesday, May 18th at 4pm, the Group will be meeting to discuss sargassum, share opinions/ideas, and produce a proactive solution/ model. He encouraged participation from Residents, Condos, and Hotels as the quality of water on our beaches is essential. Kevin Pulido from the City of Miami Beach will be working with Oscar to provide any necessary information prior to the meeting related to the concessions.

10. **Collins North (41st to 63rd) Working Group Discussion on Traffic Congestion and Construction Projects:**

Alicia Casanova is the chair of this MBNA Working Group.

- A. Alicia reported that the traffic congestion situation on Collins Ave. (both northbound and southbound) is worse than ever and its affecting not only Residents, but also workers, contractors and visitors to the MidBeach area.
- B. The MBNA Website has many pictures and videos depicting the standstill traffic situation.
- C. A few Residents voiced their experiences and discontentment with the horrible traffic situation.
- D. Otniel Rodriguez, the CMB Public Works Right-of-Way Manager, reported that FPL is currently working on an important project which has to be completed by July 2022 to make way for the upcoming RRR Project in the north area. FPL has three specific areas where they currently have one lane of traffic closed 24/7 on 63rd/58th and 56 Street.
- E. Christopher Ferreira from FPL added that these staging areas have equipment and several “wells” drilled that cannot be relocated. The crews work mostly at night, as a second lane of traffic must be closed in order for them to perform the work.
- F. Because closing two lanes of traffic would be more detrimental to the city and its residents, this was done in this manner. Joel Garcia, from FPL, stated they are currently working to add additional crew members to expedite the project and minimize inconveniences.
- G. As related to the traffic situation on 41st street and Collins, Jose Gonzalez from the CMB Transportation Department, stated they have been looking for a short-term solution.
- H. Placing cones and an Police Officer as a test last week, was not a sustainable solution.
- I. There are concerns of bringing back a second lane to turn right (westbound) from Collins to 41st Street since that would interrupt traffic going northbound on Collins turning left on 41st. While ICD was closed, it was not an issue, but now it is.
- J. Alicia asked Commissioner Meiner, Jose Gonzalez, City Staff, and Working Group Members, to agree to meet on site within the next 30 days to discuss possible solutions.

11. **Discussion on MidBeach Safety & Security Issues:** AFM voiced again numerous safety concerns regarding the safety of the community and its Residents.

- A. The removal of four Beachwalk Officers from the already camera-less Beachwalk section was not the best decision. There have already been at least two incidents reported this week of an elderly women being attacked and a Security Officer having an issue with someone experiencing homelessness.
- B. Captain Gregory Baldwin stated he was unaware of the reasons as to why the four Beachwalk Officers were removed from the mid beach area but would get back to them with a response. He also added that the department is currently undergoing labor shortages.
- C. The midbeach area only has six Officers assigned at the moment. AFM argued that midbeach is not receiving equitable share and representation for its contribution in taxes to the city. Captain Baldwin stated that the # of officers assigned to an area is decided based on Staffing studies data.
- D. Other members and residents present challenged that data and stated the data needed to be current as it does not reflect the current demand and needs of our community. Proper reliable and realistic data is needed in order to make effective informed decisions.
- E. Captain Baldwin briefed on proper protocol and stated that Residents should contact the “non-emergency” number and report any issues or concerns. He asked Residents to log and track the time of call and response from an Officer as well as the result and he would review this information personally.
- F. Valerie Navarette reported that the Homeless “Night Outreach Program” which was in the works for three years is now finally implemented. This program is available to assist four times a week, between 4 pm and 2 am.
- G. AFM stated that she would invite Captain Baldwin back to the MBNA June meeting and hope there is some progress and new updates by then to improve the safety of mid beach residents and address our concerns.
- H. A public hearing is scheduled for June 1st in the afternoon and the following Tuesday following that hearing virtual via Zoom. MBNA members are encouraged to participate and to get involved in all issues affecting us.

12. **Adjournment:** Meeting was adjourned at 7:59 p.m.