

**Delkus Towers Condominium Association, Inc.**  
**2026 Election Meeting**  
**February 11, 2026**

**6725 Harding Avenue – Recreation Room**  
**Miami Beach, Florida 33141**

The meeting was called to order at 7:20 PM by President Peter Manis. The following quorum of Directors was present; Peter Manis, Joe Perroni, Celia Santos, Michael Tagen and José Talavera. Manager Carina Kremen took the minutes.

There following owners attended in person

|                       |                              |                        |
|-----------------------|------------------------------|------------------------|
| 202 José Talavera     | 304 José Perroni             | 305 Celia Santos       |
| 307 Ada Machado *     | 403 Diana Castro             | 501 Mark & Maria Nadel |
| 504 & 603 Peter Manis | 505 Rozenildes De Pimentel * | 607 Mike Tagen         |

\*Arrived after the election votes were counted.

Motion J. Perroni, Second P Manis - To waive the reading of the Budget Meeting Minutes of December 18, 2025. Passed Unanimous.

The first Notice of Election was hand-delivered December 10, 2025 to the Owners on site and the rest placed in the US Mail December 11, 2025. The Second Notice of Election was placed in the US Mail on January 23, 2026, to those not living on site and hand-delivered on-site January 24, 2026.

The next item on the agenda was to count the votes received for the election. The only units present whose Owners were not candidates were Unit 403 Daiana Castro and 501 Mark and Maria Nadel. Votes were received from the following Owners.

|                       |                      |                  |
|-----------------------|----------------------|------------------|
| 202 José Talavera     | 205 Francys Pena     | 303 María Rivera |
| 304 José Perroni      | 305 Celia Santos     | 306 Luis Galindo |
| 307 Ada Duran         | 401 Rogelio Baez     | 403 Diana Castro |
| 404 Isabel Elgarresta | 501 Mark Nadel       | 504 Peter Manis  |
| 506 Dragisa Tomic     | 507 Emily Elgarresta | 603 Peter Manis  |
| 607 Mike Tagen        |                      |                  |

One ballot was voided because all 6 candidates were marked.

The Result of the Election was:

|                    |    |
|--------------------|----|
| Gonzalo A. Guillen | 5  |
| Peter Manis        | 15 |
| José Perroni       | 14 |
| Celia Santos       | 10 |
| Michael Tagen      | 12 |
| José Talavera      | 13 |

Motion M. Tagen, Second P. Manis – To collect delinquent assessments from Tamir Vigder's tenant (Jane Doe). Passed Unanimous.

New washers were installed will eventually be operated on either Venmo or PayPal. The option of quarters will still be available. Driers will not cost anything as part of washing.

Updates on pending work in the building were provided by Peter Manis.

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- Installation of unit numbers – Sample numbers will be available on units 504 and 202. Please vote for the type of numbers you prefer.
- Continue to review leak in Unit 506
- Close pool permit
- Review and approve draft of the Rules and Regulations for mailing. **Add clause regarding drilling on ceilings and floors to prevent damage to the pos tension cables.**
- Re-notice leasing and requiring leases for all units.
- Work is being done on the terraces sealing.

Items planned for next year:

- Complete the website
- Decide on a new attorney
- Balconies 603 & 607 were not completed with South Coast.
- Refurbishing the driveway
- Refurbish the exterior lighting
- Replace landscaping
- Replace trash room doors
- Remodel the entryway to the building

Motion, M. Tagen, second J. Perroni - to adjourn the meeting at 8:35 PM. Motion Passed - Unanimous.

By:

\_\_\_\_\_  
Carina Kremen, CAM

Attest:

\_\_\_\_\_  
Michael Tagen, Secretary