

Delkus Towers Condominium Association, Inc.
Minutes - Rules and Regulations Meeting
October 14, 2026, 7:00 PM

6725 Harding Avenue – Recreation Room
Miami Beach, Florida 33141

The meeting was called to order at 7:00 PM by President Peter Manis. The following quorum of Directors was present; Peter Manis, Joe Perroni, and Celia Santos. Michael Tagen and José Talavera were absent. Manager Carina Kremen took the minutes.

There following owners attended in person; 304 José Perroni, 305 Celia Santos, 504 & 603 Peter Manis, 407 Chrisian Ivens, and 505 Rozenildes De Pimentel.

Motion J. Perroni, Second P Manis - To waive the reading of the Election Meeting held February 11. 2026. Passed unanimously.

The main item on the agenda was to discuss any items in the Rules and Regulations. The topic of maintaining smells from escaping the units was discussed. The Rule reads as follows:

8. Residents will use care to prevent smells such as cooking odors, smoking smells from escaping outside the unit.

It does not prohibit cooking smells; it asks for care to be taken. Smoking, either from cigarettes or marihuana or other noxious substance is prohibited in common areas.

Page 8, X. Common Areas Paragraph 11, states:

11. As per the Florida Clean Air Act there is ABSOLUTELY NO SMOKING in common areas, including the parking garage and pool deck to protect public health, comfort, and environment. This also includes pot (marihuana or grass) or other noxious substances.

Page 11, Section XIII (Condominium Facilities), Article D (Parking Garage): Paragraphs 9 and 11 (formerly 12) have been deleted.

9. ~~Vehicles must be pulled head in; back in parking is prohibited.~~

Given the garage set up, it may be easier to back in and back out of the parking space.

- ~~12. Only one vehicle is allowed per parking space.~~

. The reason is to allow a motorcycle to be parked between the parking stop and the wall or to allow two motorcycles in one space.

Page 14, Section XIX (Fees, Fines and Penalties and Deliveries): The first paragraph has been updated, as follows:

In Accordance with the provisions of Chapter 718, the Association may levy fines for violation of terms of its Governing documents and Rules and Regulations. Violation notices must be provided before any fines are levied, however, failure to cure a violation within the specified time or repeat violations may incur fines of up to \$100.00 per occurrence.

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Page 2

Page | 2 Motion J. Perroni, Second P Manis – to approve the Rules and Regulations as delivered to the Unit Owners with the changes as above. Passed unanimously.

Motion J. Perroni, Second P Manis – to adjourn the meeting at 9:00 PM. Passed unanimously.

By: _____
Carina Kremen, CAM

Attest: _____
Michael Tagen, Secretary