

Delkus Towers Condominium Association, Inc.
6725 Harding Avenue – Office, Miami Beach, Florida 331641
Telephone: 305-519-4253
c.kremen@associationmgtgroup.com

December 6, 2024

**RE: Delkus Towers Condominium Association, Inc. ("Association")
Notice of Annual and 2024 Budget Meeting – December 20, 2024**

Dear Unit Owner:

Please be advised that Delkus Towers Condominium Association, Inc. was scheduled to hold elections, in conjunction with the Annual Meeting scheduled for December 20, 2024. For five positions, five candidates submitted their intent to serve on the Board, as such because the number of candidates is equal to the positions available, there will not be any need to hold elections and the candidates will become directors at the Annual Meeting. The Board Members for 2024-2025 term will be; Peter Manis, Joe Perroni, Celia Santos, Michael Tagen and José Talavera.

A copy of the proposed budget is enclosed indicating what the budget and maintenance assessments would be for 2024-2025. It is important that the limited proxy be returned in order to establish a quorum at the Annual Meeting.

The Association would like to issue the following reminders:

- Please make sure your keys to the unit are in the office so that the Association may access your unit in case of emergency.
- All rentals and sales must be screened before moving in and copies of the appropriate documents provided for our files. Please call or email the office for documents.
- All visitors must register with the office. A letter with the information may be emailed, or dropped off in the office mail slot. Please note the City of Miami Beach and the Association prohibit rentals less than 6 months.
- Read and follow trash disposal guidelines. Waste Management charges an extra \$260 per overloaded pickup even if over one (1) inch over the top.

The Association would like to wish all members Happy Holidays and a Happy New Year.

If you have any questions, please feel free to call us at (305) 519-4253.

Thank You.

Carina Kremen, CAM
For the Board of Directors
Delkus Towers Condominium Association, Inc.

Enclosures

DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.

Annual and Budget Meeting

Enclosed in this package are the following important Documents

If you are unable to attend in person you may join us via Zoom

<https://us02web.zoom.us/j/84121736691?pwd=BFLyh0Ya3kFSDb6jERmHLAFbZAFhDX.1>

1. NOTICE AND AGENDA OF BUDGET MEETING

Date: Friday, December 20, 2024

Time: 7:00 PM

Place: 6725 Harding Avenue - Recreation Room, Miami Beach, FL 33141

AGENDA

- I. Call Meeting to Order
- II. Establish Quorum
- III. Approve Previous Meeting Minutes
- IV. Old Business
- V. New Business
 - A. Introduce Directors
 - B. Appoint Officers
 - C. Review Association's Financial Position
 1. Review Collection Policies
 2. Charging Interest on Delinquent / Late Accounts
 - D. Review Milestone (40-Year Recertification)
 1. Review Work Completed
 2. Discuss Pending Items
 - E. Vote to Fund or Waive Reserves for 2025 Budget & Review 2024 Projection
 1. Discuss SIRS Study
 2. Other New Items
 - F. Approve Budget
- VI. Adjournment

PROXY FORM - The proxy is for the purpose of establishing a quorum, so that business may be conducted, and appointing another person to vote for you for non-substantive items if you are unable to attend the meeting. A proxy can be withdrawn when you register at the meeting. If you are unable to attend, please complete the attached limited proxy form. You may appoint a representative to attend the meeting as your proxyholder and return the completed and signed proxy, before the annual meeting, by e-mail to Delkus Towers at with a copy to c.kremen@associationmgtgroup.com or by mail to Delkus Towers Condominium Assn., Inc., 6725 Harding Avenue – Office, Miami Beach, FL 33141, or drop it in the box in the lobby by the Recreation Room door.

2. BUDGET – A copy of the proposed budget for 2025 and 2024 Projections

If you have any questions, please call the Association at 305-519-4253

Thank you for your cooperation.

BY ORDER OF THE BOARD OF DIRECTORS
Delkus Towers Condominium Assn., Inc.

Dated: December 10, 2024

Delkus Towers Condominium Association, Inc.

LIMITED PROXY

The undersigned, owner(s) or designated voter of Building: _____ Unit No. _____ in Delkus Towers Condominium appoints _____

(PRINT NAME OF PROXYHOLDER)

or Peter Manis, Secretary, (if left blank), as my proxyholder to attend the Annual/Budget meeting of Delkus Towers Condominium Association, Inc., to be held Friday, December 20, 2024 at 7:00 P.M., at 6725 Harding, Avenue, Recreation Room, Miami Beach, Florida. The proxyholder 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, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers, or both.)

I _____ authorize general proxy powers. If yes, I instruct my proxy to use his or (DO / DO NOT)

her best judgement on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK PROVIDED BELOW):

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

The undersigned unit owner is in favor of funding/waiving statutory reserves in accordance with Chapter 718, Florida Statutes.

_____ FUND RESERVES _____ WAIVE RESERVES
NOTE RESERVES WILL BE FULLY FUNDED FOR THE BUDGET EFFECTIVE JANUARY 1, 2026

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

DATE: _____

This section is only to be used by the person designated as a proxyholder in the above section.

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy-holder above, designates _____ to substitute for me in voting the proxy set forth above. (Print name)

Signature of proxy-holder Date: _____

THIS PROXY IS REVOCABLE BY THE UNIT 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.

Delkus Tower Condominium Association, Inc
January 1, 2024 to December 31, 2024
Estimated 2024 Budget

	Annual Projected 2024	Jan-Sep 2025 9mo. Act.	Oct-Dec 2025 3mo. Est.	Jan-Dec 2025 Budget	
		To be used to track 2025			
Expenditures					
40-year Recertification-See Spec. Asst. Recap		Need to reassess what is left to be done in 2025			
Operating Exp.					
Admin/CPA Audit	250			5,000	Audit not done in 2024
Air Conditioning Replacement	800			800	
Bank fees-Coupons Bank					
Svc. Chg.	96			100	
Building Supplies	50			100	
Doors and Locks	1,000			1,000	
Due to City Bank SA Funds	0			-	
Electricity - Common areas	7,187			7,200	
Elevator Maintenance &Repairs	2,176			2,500	
Fees to Division DBPR	128			150	
Fire Alarm Monitoring	0			-	
Fire Alarm & Repairs	0			-	
Fire Equipment	0			-	
Gate Repairs	3,790			4,000	
Insurance - Expense	106,176			110,000	
Intercom	0			-	
Internet/Telephone- Atl. Broadband	3,773			4,000	
Janitorial Services	9,894			12,000	
Landscaping & Groundskeeping	800			1,000	
Landscaping Refurbishing	0			-	
Legal Fees	6,097			7,500	
Licenses & Fees	1,773			1,800	
Light Bulbs & Repairs	0			-	
Light Fixtures	0			-	
Lightning Damage	5,150			-	
Misc./Backgrnd Reports	436			500	
Office Equipment	0			-	
Office Expense	120			250	
Pest Control - Termites	0			-	
Plumbing	1,360			1,500	
Pool Resurface	0			-	
Pool Maintenance	3,783			4,000	
Pool Repairs	0			-	
Postage & Delivery	120			200	
Property Mgmt. Fee	6,300			6,300	
Repairs & Maintenance	3,600			3,600	
Reserves--SIRS Study	4,500			4,500	
Telephone - Elevator	0			-	
Transfer-to CityNat'l Bank	5,787			-	
Tree Trimming	0			-	
WASH - Laundry Rent	2,482			2,500	
Waste Collection	27,721			28,000	
Water & Sewer	40,228			42,000	
Total Oper. Expense	245,576	0	0	250,500	

Delkus Tower Condominium Association, Inc
January 1, 2024 to December 31, 2024
Estimated 2024 Budget

Estimated 2024 Budget									
TOTAL MONTHLY INCOME FROM MAINTENANCE									
TOTAL MONTHLY INCOME MAINTENANCE & RESERVES						20,875			
TOTAL MONTHLY EXPENSE (Less Reserves)						20,875			
						20,875			
----- Monthly Assessment -----									
				2025		2025			
				Without		With		Without	
UNITS Maintenance		% of ownership		Stat. Reserves		Full reserves		Expense %	
								# of	
								Reserve Per	
								TBA	
								2025 Reserves	
201, 301, 401, 501, 601		0.0284		619		711		0	
202, 302, 402, 502, 602		0.0297		648		745		5	
203, 303, 403, 503		0.0306		666		765		5	
204, 304, 404, 504		0.0331		723		830		4	
205, 305, 405, 505		0.0310		676		776		4	
206, 306, 406, 506		0.0334		728		836		4	
207, 307, 407, 507		0.0316		688		790		4	
603		0.0350		765		878		4	
607		0.0361		787		904		1	
Total								0	
								1	
								32	
								21,807	
								12	
								261,687	
								Months	
								25,042	
								300,508	
This is not Final									
Estimated Reserve Schedule Prior to SIRS - 2025									