

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.

IMPORTANT - PLEASE READ

ENCLOSED IN THIS PACKAGE ARE THE FOLLOWING IMPORTANT DOCUMENTS:

1. NOTICE AND AGENDA OF BUDGET MEETING

DATE: Friday, December 20, 2024 TIME: 7:00 P.M.
LOCATION: 6725 Harding Avenue – Recreation Room, Miami Beach, Florida

AGENDA

- I. Call Meeting to Order
 - II. Establish a Quorum
 - III. Approve Previous Meeting Minutes
 - IV. Old Business
 - V. New Business
 - A. Introduce Directors
 - B. Appoint Officers
 - C. Review of Association's financial position
 - D. Review Milestone (40-Year) Re-certification
 - 1. Discuss work done
 - 2. Discuss pending items
 - E. Vote to fund or waive reserves for 2024 Budget
 - F. Approve Budget
 - VI. Adjournment
1. 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 proxy-holder and return the completed and signed proxy, before the annual meeting, by e-mail to Delkus Towers at c.kremen@associationmgtgroup.com 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 2024.

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

Thank you or your cooperation.

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

Dated: December 6, 2024

LIMITED PROXY

Delkus Towers Condominium Association, Inc.

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

(PRINT NAME OF PROXY-HOLDER)

or Peter Manis, Secretary, (if left blank), as my proxy-holder to attend the Annual/Budget meeting of The Isles Condominium Association, Inc., to be held Tuesday, December 20, 2024 at 7:00 P.M., at 6725 Harding Avenue, Recreation Room, Miami Beach, Florida. The proxy-holder 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 proxy-holder'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 PROXY-HOLDER 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 proxy-holder in the above section.

SUBSTITUTION OF PROXY-HOLDER

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.