



**LONGWOOD TOWERS CONDOMINIUM ASSOCIATION, INC**

1001 91<sup>st</sup> Street  
Bay Harbor Islands, FL 33154  
Email: lwtac23@gmail.com  
Website: <https://longwoodbhi.com>

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**LONGWOOD TOWERS CONDOMINIUM ASSOCIATION  
2024 ANNUAL MEMBERSHIP MEETING AND BOD ELECTION  
MAY 20, 2024 6:30PM**

**MEETING MINUTES**

**I. MEETING DETAILS**

President: Gil Baker  
Secretary: N/A  
Date: May 20, 2024  
Time: 6:30 pm  
Location: Main Conference Room  
Address: Longwood Towers Condominium  
1001 91<sup>st</sup> Street  
Bay Harbor Islands, FL 33154

**II. ATTENDEES**

- Gil Baker, President
- Mauricio Altman, Director
- Nick Bobic, Director
- Frank Gutierrez, Property Manager
- approx. 27 owners in person, 5 via zoom

**III. ABSENCES**

- multiple owners absent

**IV. CALL TO ORDER**

**Welcome** - PM Frank Gutierrez welcomed all attendees - 6:40 pm  
Current President Gil Baker officially started the meeting.

**V. NEW BOARD OF DIRECTORS ELECTION**

- Frank went over a couple of project-related matters.
- Then the vote counting procedure started:
- Two Election Inspectors were selected amongst neutral owners
  - Elaine Roden – 210 owner
  - Adriana Mandelli Garcia – 607 owner
- Frank showed on a projection screen that 4 owners had chosen to vote online
- Then he showed an e-Ballot Report showing the online vote results



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- Prior to the official start of the meeting, the 2 inspectors had been collecting the large envelopes and asking owners to sign an attendance sheet.
- The large envelopes were initially placed in an empty box after being verified for security and validity
- After all valid envelopes were placed in a secure box, they proceeded to open them and to extract the small secret ballots. There were 40 small ballot envelopes ready to be opened.
- After the e-votes were tallied, the inspectors proceeded to open the small ballot envelopes and tally the paper vote count.
- A vote count certificate showing the full candidate list and number of votes received will be posted on the website as soon as possible.
- Based on those results, a new 5 member Board of Directors was assembled and presented to the membership present.
- Right before the end of what had been a respectful meeting, a candidate who didn't make the cut and now former board member – Nick Bobic, decided to start giving instructions to the new board by making personal accusations and started an argument with the meeting MC and Property Manager Frank Gutierrez.
- At that point Mr Bob Vescera, another candidate who didn't make the cut also jumped into the fray.
- The argument ended when Mr Marroquin and Mr Cuvi who had just received enough votes to be part of the new board, took turns speaking about the need for better communication.
- The new board then proceeded to immediately have a quick meeting to assign the roles and titles as following:
  - President: Dave Cuvi
  - Vice President: Gil Baker
  - Treasurer: Dan Cohen
  - Secretary: German Marroquin
  - Director: Mauricio Altman
- The new board decided to reconvene within a couple of days to start tackling the business at hand for the new term.

## **VI. ADJOURNMENT**

End of Meeting – Speaker Gil Baker – 7:45 pm