



MINUTES OF SPECIAL MEETING BOARD OF DIRECTORS
Thursday, September 11, 2025

Meeting called to order by Maria Torbiak at 11:30 am

Roll Call:

Maria Torbiak	Present
Zvi Friedman	Present
Boris Shvartser	Absent
Steve Moeller	Present
Eugene Posman	Present (on the phone)

There was a Quorum present. Also present at the meeting - Manager Katya Legott and Assistant Yanetsy Cabello.

There were 0 residents present.

Proof of Notice: Affidavit was presented at the meeting.

Motion: Motion was made by Maria Torbiak to accept the minutes of the last meeting as written.

Second by: Steve Moeller

Vote: All in favor. **Motion Passed.**

The Board proceeded to discuss the following items on the agenda:

Tile:

After months of delay, the POA has finally approved of this our choice of Pool Deck tile. Therefore, motion was made by Maria Torbiak and seconded by Zvi Friedman to approve choosing of the high-quality Stain Resistant, Chemical Resistant, Thermal Shock Resistant and Anti Slippery porcelain tile, the size will be 24x24 and the color is VIT RR01.

Vote: All in favor. **Motion Passed.**



Planters Modification:

Motion was made by Maria Torbiak and seconded by Zvi Friedman to approve the Engineer to present final planter design plans to be shorter in height, square based and different layout. This motion was presented based on strong recommendation by our licensed Engineer that planters need to be less weight, less volume and not positioned over the expansion joints, as previously laid out and designed. This will protect the ongoing structural integrity of the pool deck and building. POA has NOT approved the redesign.

Vote: All in favor. **Motion Passed.**

Pool Deck Roof Tops:

Motion was made by Maria Torbiak and seconded by Steve Moeller to approve the cabana, gazebo, and bathroom rooftops to be painted in white vs the original teal color which has been incorporated since the 1980's. This motion was presented as the City of Sunny Isles continues to evolve and modernize, and as teal has become antiquated, it's clear that it's time for an update. In addition, the teal has become increasingly difficult and costly to maintain, especially with the significant sun fading that makes color matching nearly impossible. **The POA has not approved.**

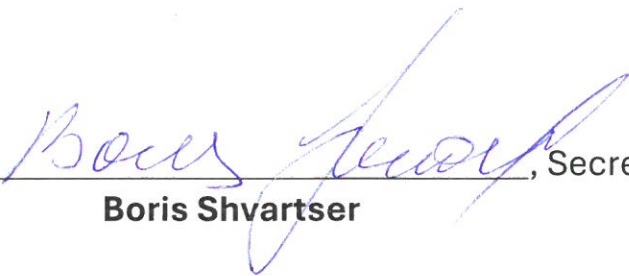
Vote: All in favor. **Motion Passed.**

Motion: Motion was made by Marie Torbiak to adjourn the meeting.

Second by: Zvi Friedman

Vote: All in favor. **Motion Passed**

Meeting was adjourned at 11:41 a.m.

Read and approved by , Secretary.
Boris Shvartser