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VIA ELECTRONIC SUBMITTAL AND HAND-DELIVERY

April 17, 2017

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB17-0144 – Design Review Approval Request for Balcony Railing Renovations
for South and East Elevations of the Mirador 1000 Condominium Association, Inc.
Located at 1000 West Avenue, Miami Beach, Florida
– Condominium Unit Owners' Voting Results

Dear Tom:

This law firm represents Mirador 1000 Condominium Association, Inc. (the "Applicant") in its application concerning the property located at 1000 West Avenue (the "Property"). To assist your review of the above-referenced DRB Application (the "DRB Application"), we are informing you that on April 12, 2017, the Applicant held a Special Meeting of the Membership of Mirador 1000 Condominium Association, Inc. that included a vote on balcony railing renovations. See attached Voting Packet, specifically ballot item (B) Balcony Glass Configuration for the south and east elevations, including the north and south elevations of the east wing, and associated reference material.

Ballot item (B) asked the Membership (the Condominium Unit Owners) to vote for either (1) replacing the balcony concrete railings with cast in place concrete, which would keep the existing configuration, or (2) replacing the balcony concrete railings with glass panels. If voting for (2), the ballot asked the Membership for a preference for transparent glass or opaque glass for the side panels of the balconies. These two options in (2), transparent glass or opaque glass for the side panels of the balconies, coincide with the requests in the DRB Application, with the transparent glass option matching the approval by the DRB on March 7, 2017 for the balcony railings on the west elevation of the building.

Thomas Mooney, Director
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The Membership voted overwhelmingly in favor of replacing the balcony concrete railings with glass railings with a vote of 234 for glass and only 13 for cast in place concrete. Also, the Membership voted substantially in favor of transparent glass side panels with 196 for transparent glass to only 38 for opaque glass. See attached results. This vote indicates that the majority of the Membership that voted supports Option 1 of the DRB Application, namely replacing all concrete balcony railings with transparent glass balcony railings on the south and east elevations, including the north and south elevations of the east wing. Notably this result means that the Membership favors a uniform appearance of all transparent glass balcony railings for the entire building.

We look forward to your favorable review. Please contact my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,



Matthew Amster, Esq.

Attachments

cc: Komal Bhojwani, President, Mirador 1000 Condominium Association, Inc.
Michael Larkin, Esq.

**NOTICE OF SPECIAL MEETING OF THE MEMBERSHIP
OF MIRADOR 1000 CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

On **April 12, 2017, at 7 P.M.**, in **The Mirador 1000 GYM ROOM**, a Special Meeting of the Membership will be held for the purpose of voting on certain alterations, amendments to the governing documents and such other business as may lawfully be conducted. The agenda for the Meeting IS as follows:

1. Call to order.
2. Certify Quorum.
3. Proof of Notice of Meeting.
3. New Business –
 - a. Vote on replacement windows.*
 - b. Vote on installation of balcony glass.***
 - c. Vote on balcony sliding glass doors.*
 - d. Vote on proposed amendment to increase Board from 3 to 5 directors.
4. Adjournment.

Proxy: If you are unable to attend the Special Membership Meeting and wish to vote by proxy, please note the following: The Proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, electronically transmitted or mailed to the Association at Mirador 1000 Condominium Association, Inc. Attn: Management Office, 1000 West Avenue, Miami Beach, FL 33139, manager@mirador1000.com. It is encouraged that the Proxy be submitted as long before the meeting as possible. If you attend the meeting in person, this Proxy will serve as your Ballot.

Voting Certificate: If a Unit is owned by more than one person (except if a husband and wife), the person entitled to cast the vote for the Unit shall be designated In a certificate, signed by all of the recorded Owners of the Unit and filed with the secretary of the Association. If a Unit is owned by an Entity, the individual entitled to cast the vote of the Unit for such Entity shall be designated In a certificate for this purpose, signed by (a) in the case of a corporation, the president or vice president, attested to by the secretary or assistant secretary of the corporation, (b) In the case of a general partnership, the general partners, (c) in the case of a limited partnership, the general partner(s) thereof on behalf of the limited partnership (If the general partner Is a corporation, the president or vice president of such corporation shall execute such certificate and the secretary of such corporation shall attest thereto), (d) In the case of a limited liability company, the manager thereof, or (e) in the case of a legal entity other than as described above, the individual authorized to execute the certificate in accordance with such legal entity's governing documents. Such certificate shall be filed with the secretary of the Association. A Voting Certificate is enclosed.

Dated: _____.

BY ORDER OF THE BOARD OF DIRECTORS

***NOTE:** Additional information concerning the options for window replacement and balcony glass is included with this package so you have a better understanding of the vote. Please also refer to the enclosed Resident Voting Package Information graphic depiction prepared by the Association's project manager, DSS Consultants. You are encouraged to also visit the condominium lobby to see the glass samples which are on display.

LIMITED PROXY/BALLOT

The undersigned hereby appoints: [] Komal Bhojwani, Board President OR [] _____ as my proxy, with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters on behalf of the undersigned at the Special Meeting of the Membership of **MIRADOR 1000 CONDOMINIUM ASSOCIATION, INC.**, to be held on **April 12, 2017**, at **7 P.M.**, in **The Mirador 1000 GYM ROOM**, and any adjournment thereof. (To the extent this Limited Proxy/Ballot is utilized as a proxy, and to the extent you fail to designate a proxyholder or your designated proxyholder does not attend the meeting, it will be presumed that the Secretary of the Association shall serve as your proxyholder) In the event I attend the meeting, this will act as my ballot.

General Powers/Statutory Limited Powers: Except as limited, this shall constitute a general proxy. As to the specific questions below, I instruct my proxy to cast my vote only as instructed:

(A). **Knee Wall Configuration:**

In late 2015, unit owners voted to replace the windows with floor-to-ceiling impact resistant windows, consisting of a fixed pane of glass in the middle and a sliding window on either side. We have Design Review Board (DRB) approval for this; the existing windows will therefore be replaced with new impact resistant clear glass windows. However, the DRB order approving the window replacement does not allow us to replace the knee wall below the window with clear glass. We therefore have to choose whether to keep the knee wall and reinforce it, or replace the knee wall with a fixed pane of glass (either opaque or frit). If you choose to replace the knee wall with glass, please vote whether you prefer frit or opaque glass. (A sample of the frit glass and the opaque glass are in the lobby next to the northwest door).

☐

OPTION 1: VOTE TO KEEP KNEE WALL AND REINFORCE IT

[Knee Wall will remain and be reinforced with steel and concrete as needed and a new window will be installed above it. This option will result in a credit of \$10,180.00 to the contract price. Construction time per unit is estimated to be 4+/- days].

☐

OPTION 2: VOTE TO REPLACE KNEE WALL WITH A FIXED PANE OF GLASS

[Existing Knee Wall will be demolished and floor to ceiling glass window will be installed with a fixed pane of glass in place of the Knee Wall. Fixed glass will let in more light and potentially a bit more heat than the Knee Wall. Construction time per unit is estimated to be 2 +/- days. See cost estimates below].

If you vote for this Option II, please vote on your preference for glass design below:

☐

Frit Glass: This glass has little white dots and has some visibility (mostly outlines and shadow) from the inside looking out and no visibility from outside looking in. This option will result in a cost of \$295,345.00 in excess of the contract price.

☐

Opaque Glass: Milky color glass with no visibility from inside or outside. This option will result in a cost of \$81,989.00 in excess of the contract price.

(B).

Balcony Glass Configuration:

In late 2015, unit owners approved all glass transparent panels for the west (bay view) and south (10th St.) balconies. For the east (West Ave.) balconies, unit owners were presented only with the option of replacing the concrete balcony walls with opaque glass panels because it was thought the DRB would not approve all glass transparent panels for the West Ave. balconies. On March 7, 2017, the DRB approved all glass transparent panels for the west façade balconies in the same color as the existing balcony glass panels. The Association is therefore proceeding with remediating those balconies and building them back as approved by the DRB. This will result in a credit of approximately \$246,000 to the contract.

The Association will now be applying to the DRB for all glass transparent panels on the east and south façade balconies in the same configuration as the west to honor the unit owners' desires. This option must be approved by the owners and the DRB before the Association can proceed.

- ☐ **OPTION 1: REPLACE BALCONY BLOCK WALLS WITH CONCRETE**
[Balconies will be demolished and restored to their existing configuration with cast in place concrete walls tied back into the building instead of the hollow block walls that currently exist. No change to contract price].
- ☐ **OPTION 2: REPLACE BALCONY BLOCK WALLS WITH GLASS PANELS**
[Balconies will be demolished and all glass panels will be installed. This will result in a credit of approximately \$533,000.00 to the contract price. If you vote for this Option II, please vote on your preference for balcony side panels below. The front of the balconies will be all transparent glass. This vote is for the side panels only.]
- ☐ **Transparent glass side panels:** Offers a view but less privacy.
- ☐ **Opaque glass side panels:** Blocks the view but more privacy; \$75,000 more than transparent.

(C). Balcony Sliding Door Configuration:

The existing balcony doors have two fixed panes of glass and a sliding door in the middle. The new proposed door (sample in the lobby since late 2015) is impact resistant and is on a triple track so all three panes of glass can slide in both directions. If unit owners do not approve the triple track door, the Association will replace the existing doors with impact resistant glass in the existing configuration. The Special Assessment passed in late 2015 already includes the price of replacing the doors, and there is no price difference between the two configurations. The Association already has a building permit for the proposed triple track door.

Vote to replace the balcony sliding glass doors with triple track doors in impact resistant clear glass

☐ VOTE FOR ☐ VOTE AGAINST

- (D). Vote on proposed amendment to Article IV, Section 1 of the By-Laws to have the Board consist of either three (3) or five (5) directors, depending on the number of eligible candidates. If there are only three (3) eligible candidates, the Board will consist of three (3) members. If there are four (4) eligible candidates, the Board will consist of five (5) members and the fifth position will be appointed by the four (4) directors who qualified. If there are more than five (5) eligible candidates, an election will be held for five (5) directors.

☐ VOTE FOR ☐ VOTE AGAINST

Dated: _____, 20____. Unit: _____

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

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____, 20____.

PROXYHOLDER

THIS PROXY IS REVOCABLE BY THE UNIT OWNER 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.

THIS LIMITED PROXY/BALLOT SHOULD BE RETURNED TO THE ASSOCIATION IF YOU DO NOT ATTEND THE MEETING AND WILL SERVE AS YOUR BALLOT IF YOU DO ATTEND THE MEETING.

CERTIFICATE APPOINTING VOTING MEMBER

To the Secretary of
**MIRADOR 1000 CONDOMINIUM
ASSOCIATION, INC.**
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment)
No. _____ in **MIRADOR 1000, A CONDOMINIUM**, have designated

(Name of Voting Member)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Member (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by Overseas, LLC. Voting Certificate must be filed designating the individual entitled to cast the vote, signed by the manager thereof.
- (iv) Unit owned by general partnership. Voting Certificate must be filed designating the individual entitled to cast the vote, signed by the general partners.
- (v) Unit owned by limited partnership. Voting Certificate must be filed designating the individual entitled to cast the vote, signed by the general partner(s) thereof on behalf of the limited partnership.
- (vi) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate optional.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED _____

OWNER

OWNER

OWNER

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Member, not a third person. Please be advised that if you previously filed a Certificate with the Secretary of the Association, you do not need to file another Certificate unless you want to change the designation of your Voting Member.



1000

Established 2005

AUTHORIZATION TO RECEIVE COMMUNICATIONS VIA EMAIL

I agree to receive all communications from the Board of Directors of Mirador Condominium Association, Inc. either directly or on behalf of the Association by the current Property Manager, in electronic format using the email address provided below.* Communications that are required to be provided in hard copy by Florida Statute will continue to be hand-delivered or sent by mail.

I hereby authorize the Association to use the following email address(es):

Email Address 1: _____

Email Address 2: _____

Name of Unit Owner: _____

Signature: _____

Unit Number(s): _____

Date: _____

* If you consent to receive electronic notice of meetings, the e-mail address(es) you designate in this form will become an official record of the Association and will be accessible to any owner who submits a request for official records pursuant to Florida law and the condominium documents.

**PROPOSED AMENDMENT
TO THE BY-LAWS
OF
MIRADOR 1000 CONDOMINIUM ASSOCIATION, INC.**

(Additions indicated by underlining; Deletions indicated by ~~striking through~~.)

1. Proposed amendment to Article IV, Section 1 of the By-Laws to provide as follows:

“The affairs of the Association shall be governed by a Board of Directors, serving without compensation, composed of either three (3) or five (5) directors, the number to be decided depending on the number of eligible candidates. If there are only three (3) eligible candidates, the Board will consist of three (3) members. If there are four (4) eligible candidates, the Board will consist of five (5) members and the fifth position will be appointed by the four (4) directors who qualified. If there are more than five (5) eligible candidates, an election will be held for five (5) directors. The term of each director's service shall extend until the next annual meeting of the members, and thereafter until his successor is duly elected and qualified, or until he is removed in the manner provided in Section 3 below. All directors shall be members of the Association; ~~provided, however, that all directors that the Developer is entitled to elect or designate need not be members.~~ The individual designated as the voting member for a Unit owned by an Entity shall be deemed to be a member of the Association so as to qualify to become a director of the Association. ~~Transfer of control of the Association from the Developer to the Unit Owners shall be In accordance with the Florida Condominium Act.”~~

MIRADOR 1000 CONDOMINIUM ASSOCIATION, INC.

ADDITIONAL INFORMATION REGARDING VOTING OPTIONS

FOR MEETING TO BE HELD APRIL 12, 2017 at 7pm

Please also refer to the enclosed Resident Voting Package Information graphic depiction prepared by the Association's consultant, DSS Consultants. You are encouraged to also visit the condominium lobby to see the glass samples which are on display.

I. Knee Wall Option:

In late 2015, unit owners voted to replace the windows with floor-to-ceiling impact resistant windows, consisting of a fixed pane of glass in the middle and a sliding window on either side. We have Design Review Board (DRB) approval for this; the existing windows will therefore be replaced with new impact resistant clear glass windows.

However, the DRB order approving the window replacement does not allow us to replace the knee wall below the window with clear glass. We therefore have to choose whether to keep the knee wall and reinforce it, or replace the knee wall with a fixed pane of glass (either opaque or frit). If you choose to replace the knee wall with glass, please rank your preference of frit or opaque glass. A sample of the frit glass and the opaque glass are in the lobby next to the northwest door.

Considerations for floor to ceiling glass options

- The contractor will repair any damage to interior walls caused by demolition of knee wall and leave a smooth finish ready for paint by unit owner. Any custom plaster work or wall paper repairs will be unit owner's responsibility.
- The contractor will make every effort to line up the installation of the new glass with the existing floor finish in the unit; any exposed unfinished slab will be covered with trim to match the window frame so unit owners will be left with a finished floor. Any minor gaps remaining due to imperfect floor conditions can be filled with painters caulk or smaller trim pieces, at unit owners' expense.
- Any outlets on the knee walls will have to be relocated. The contract has an allowance of \$70,000 for this purpose, which may or may not be enough.

II. Balcony Glass Option:

In late 2015, unit owners approved all glass transparent panels for the west (bay view) and south (10th St.) balconies. For the east (West Ave.) balconies, unit owners were presented only with the option of replacing the concrete balcony walls with opaque glass panels because it was thought the DRB would not approve all glass transparent panels for the West Ave. balconies.

On March 7, 2017, the DRB approved all glass transparent panels for the west façade balconies in the same color as the existing balcony glass panels. The Association is therefore proceeding with remediating those balconies and building them back as

approved by the DRB. This will result in a credit of approximately \$246,000 to the contract.

The Association will now be applying to the DRB for all glass transparent panels on the east and south façade balconies in the same configuration as the west to honor the unit owners' desires for better views. Counsel has advised that we need to present at least one more balcony option to the DRB. The Association is therefore giving unit owners the option of voting for opaque glass for the side panels. Opaque side panels for all south and east balconies will cost approximately \$75,000 more than having all transparent glass panels on those balconies. Regardless of the vote results, what will ultimately be installed is subject entirely to DRB approval and the outcome of any appeal.

Because the vote in 2015 for glass balconies was close, the Association is also giving unit owners the option of voting to restore the balconies to the current configuration but with cast in place concrete walls tied back into the building.

III. Notes about the window and balcony votes:

A note about color: All glass replacements on the building will be the same color as what is being replaced: Façade glass (windows and sliding glass doors) will be replaced with clear glass and balcony glass will be replaced with the same color as the existing balcony glass (except that if opaque side panels are chosen, those panels will be milky in color.) Any changes to color on façade or balcony glass would require DRB approval, which would result in significant construction delays and cost overruns.

A note about cost: Some of the options in this vote call for credits to the contract and others are additions to the contract. Regardless of the outcome of this vote, at this time, no money will be refunded to unit owners nor will additional assessments be imposed. The contract price will simply be adjusted based on which option is chosen. At the end of the entire project, the final project cost will be determined and reconciled against the Special Assessments. Any decisions that have to be made regarding any surplus funds or deficiencies will then be voted on by the Association.

IV. Increase the size of the Board of Directors:

The By-laws currently provide for a Board consisting of three directors. This vote is to change the by-laws to allow for up to 5 directors. If you vote no, the by-laws will not be changed and the Board will continue to consist of 3 members only. If you vote yes, the current Board members will have the right (but not the obligation) to appoint by majority vote two additional members to the Board. The Board has not decided whether to appoint two additional members if the measure passes or whether to wait until the annual election for the unit owners to elect the additional board members.

Unit type	No. of Units	Unit square feet	Percent of Building Sq Footage	Frit Glass \$295,345 Extra Cost by Unit	Opaque Glass \$81,989 Extra Cost by Unit	Knee Wall (\$10,180) Savings by unit
A	14	663	2.456160	518.15	143.84	-17.86
B	86	543	12.357008	424.37	117.81	-14.63
C	13	776	2.669440	606.47	168.36	-20.90
D	13	781	2.686640	610.37	169.44	-21.04
E	14	682	2.526548	533.00	147.96	-18.37
F	14	787	2.915532	615.06	170.74	-21.20
G	14	619	2.293157	483.77	134.30	-16.67
H	14	746	2.763643	583.02	161.85	-20.10
J	13	962	3.309280	751.83	208.71	-25.91
K	152	852	34.268749	665.86	184.85	-22.95
L	28	962	7.127680	751.83	208.71	-25.91
M	2	943	0.499065	736.98	204.59	-25.40
N	14	969	3.589772	757.30	210.23	-26.10
O	13	1187	4.083280	927.67	257.53	-31.98
P	30	1197	9.502338	935.49	259.70	-32.24
Q	2	1018	0.538757	795.60	220.86	-27.42
R	1	731	0.193434	571.30	158.59	-19.69
201	1	1473	0.389778	1,151.19	319.58	-39.68
221	1	1010	0.267262	789.34	219.13	-27.21
222	1	1000	0.264615	781.53	216.96	-26.94
TS1	1	2229	0.589828	1,742.03	483.59	-60.04
TS2	1	1615	0.427354	1,262.17	350.38	-43.50
TS3	1	1481	0.391895	1,157.44	321.31	-39.89
TS4	1	2096	0.554634	1,638.08	454.74	-56.46
TS5/6	1	3577	0.946529	2,795.53	776.05	-96.36
TS7	1	2353	0.622640	1,838.94	510.50	-63.38
TS8	1	1710	0.452492	1,336.41	370.99	-46.06
TS9	1	1328	0.351409	1,037.87	288.12	-35.77
CUL	1	74	0.019582	57.83	16.06	-1.99
CU1	1	156	0.041280	121.92	33.85	-4.20
CU2	1	743	0.196609	580.67	161.20	-20.01
CU3	1	57	0.015083	44.55	12.37	-1.54
CU4	1	211	0.055834	164.90	45.78	-5.68
CU5	1	392	0.103729	306.36	85.05	-10.56
CU6	1	632	0.167237	493.93	137.12	-17.02
CU9	1	520	0.137600	406.39	112.82	-14.01
CU10	1	149	0.039428	116.45	32.33	-4.01
CU11	1	524	0.138658	409.52	113.68	-14.12
CU12	1	174	0.046043	135.99	37.75	-4.69

Minimum savings per unit if we install all-glass balconies instead of cast-in-place concrete balconies in current configuration.

Unit type	No. of Units	Unit square feet	Percent of Building Sq Footage	West Façade Glass Balconies (\$246,000) Savings per Unit	Other Façades Glass Balconies (\$287,000) Savings per unit
A	14	663	2.456160	-431.58	-503.51
B	86	543	12.357008	-353.47	-412.38
C	13	776	2.669440	-505.14	-589.33
D	13	781	2.686640	-508.39	-593.13
E	14	682	2.526548	-443.95	-517.94
F	14	787	2.915532	-512.30	-597.68
G	14	619	2.293157	-402.94	-470.10
H	14	746	2.763643	-485.61	-566.55
J	13	962	3.309280	-626.22	-730.59
K	152	852	34.268749	-554.61	-647.05
L	28	962	7.127680	-626.22	-730.59
M	2	943	0.499065	-613.85	-716.16
N	14	969	3.589772	-630.77	-735.90
O	13	1187	4.083280	-772.68	-901.46
P	30	1197	9.502338	-779.19	-909.06
Q	2	1018	0.538757	-662.67	-773.12
R	1	731	0.193434	-475.85	-555.16
201	1	1473	0.389778	-958.85	-1,118.66
221	1	1010	0.267262	-657.46	-767.04
222	1	1000	0.264615	-650.95	-759.45
TS1	1	2229	0.589828	-1,450.98	-1,692.81
TS2	1	1615	0.427354	-1,051.29	-1,226.51
TS3	1	1481	0.391895	-964.06	-1,124.74
TS4	1	2096	0.554634	-1,364.40	-1,591.80
TS5/6	1	3577	0.946529	-2,328.46	-2,716.54
TS7	1	2353	0.622640	-1,531.69	-1,786.98
TS8	1	1710	0.452492	-1,113.13	-1,298.65
TS9	1	1328	0.351409	-864.47	-1,008.54
CUL	1	74	0.019582	-48.17	-56.20
CU1	1	156	0.041280	-101.55	-118.47
CU2	1	743	0.196609	-483.66	-564.27
CU3	1	57	0.015083	-37.10	-43.29
CU4	1	211	0.055834	-137.35	-160.24
CU5	1	392	0.103729	-255.17	-297.70
CU6	1	632	0.167237	-411.40	-479.97
CU9	1	520	0.137600	-338.50	-394.91
CU10	1	149	0.039428	-96.99	-113.16
CU11	1	524	0.138658	-341.10	-397.95
CU12	1	174	0.046043	-113.27	-132.14



VOTING REFERENCE

A. KNEE WALL CONFIGURATION

OPTION 1 – KEEP KNEE WALL AND REINFORCE IT

OPTION 2 – REPLACE KNEE WALL WITH A FIXED PANE OF GLASS

- FRIT GLASS
- OPAQUE GLASS

B. BALCONY GLASS CONFIGURATION

OPTION 1 – REPLACE BALCONY BLOCK WALLS WITH CONCRETE

OPTION 2 – REPLACE BALCONY BLOCK WALLS WITH GLASS PANELS

C. BALCONY SLIDING DOOR CONFIGURATION

VOTE FOR OR AGAINST – REPLACE THE BALCONY SLIDING GLASS DOORS WITH
TRIPLE TRACK DOORS IN IMPACT RESISTANT CLEAR GLASS

DISCLAIMER: IMAGES FOUND IN THIS PACKAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOR ACCURATE REPRESENTATIONS, PLEASE VISIT THE LOBBY TO VIEW THE SAMPLES DISPLAYED.

KNEE WALL – EXTERIOR VIEW



KNEE WALL – INTERIOR VIEW



* GRAPHIC REPRESENTATION OF VIEW FROM INSIDE UNIT. SEE DISCLAIMER ON PAGE 1.

KNEE WALL CONFIGURATION

OPTION **1**

KEEP KNEE WALL & REINFORCE IT

KNEE WALL WILL REMAIN AND BE REINFORCED WITH STEEL AND CONCRETE AS NEEDED AND A NEW WINDOW WILL BE INSTALLED ABOVE IT.

- DOES NOT NEED DRB APPROVAL
 - REQUIRES REVISION OF PERMIT – (WILL NOT DELAY CONSTRUCTION)
 - CONSTRUCTION TIME INSIDE UNIT: +/- **4 DAYS**
 - PLEASE SEE “*ADDITIONAL INFORMATION REGARDING VOTING OPTIONS*” DOCUMENT FOR OTHER CONSIDERATIONS
-
- CREDIT OF **\$10,180** TO THE CONTRACT PRICE

FRIT GLASS – EXTERIOR VIEW



* SEE LOBBY FOR ACCURATE COLOR DIPCITION.

FRIT GLASS – INTERIOR VIEW



* GRAPHIC REPRESENTATION OF VIEW FROM INSIDE UNIT. SEE DISCLAIMER ON PAGE 1.

OPAQUE GLASS – EXTERIOR VIEW



* SEE LOBBY FOR ACCURATE COLOR DIPCITION.

OPAQUE GLASS – INTERIOR VIEW



* GRAPHIC REPRESENTATION OF VIEW FROM INSIDE UNIT. SEE DISCLAIMER ON PAGE 1.

KNEE WALL CONFIGURATION

OPTION 2

REPLACE KNEE WALL WITH A FIXED PANE OF GLASS

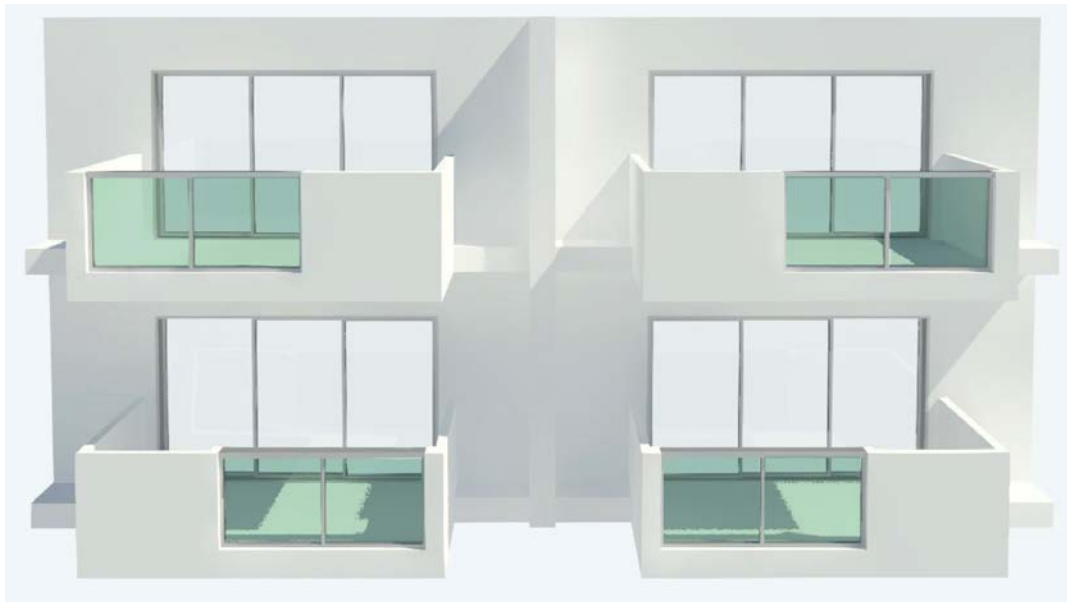
EXISTING KNEE WALL WILL BE DEMOLISHED AND FLOOR TO CEILING GLASS WINDOWS WILL BE INSTALLED WITH A FIXED PANE OF GLASS IN PLACE OF THE KNEE WALL. FIXED GLASS WILL LET IN MORE LIGHT AND POTENTIALLY A BIT MORE HEAT THAN THE KNEE WALL.

- PERMITTED & DRB APPROVED
- CONSTRUCTION TIME INSIDE UNIT: +/- 2 DAYS
- PLEASE SEE “ADDITIONAL INFORMATION REGARDING VOTING OPTIONS” DOCUMENT FOR OTHER CONSIDERATIONS
- **FRIT GLASS:** ADDITIONAL COST OF **\$295,345** IN EXCESS OF THE CONTRACT PRICE
- **OPAQUE “MILKY” GLASS:** ADDITIONAL COST OF **\$81,989** IN EXCESS OF THE CONTRACT PRICE



* PHOTO OF EXISTING BALCONY CONFIGURATION.

CAST IN PLACE CONCRETE BALCONY WALLS



* GRAPHIC REPRESENTATION OF CAST-IN-PLACE CONCRETE BALCONY WALLS TO MIMIC EXISTING CONCRETE CONFIGURATION. SEE DISCLAIMER ON PAGE 1.

BALCONY GLASS CONFIGURATION

OPTION 1

REPLACE BALCONY BLOCK WALLS WITH CONCRETE

BALCONIES WILL BE DEMOLISHED AND RESTORED TO THEIR EXISTING CONFIGURATION WITH CAST IN PLACE CONCRETE WALLS TIED BACK INTO THE BUILDING INSTEAD OF THE HOLLOW BLOCK WALLS THAT CURRENTLY EXIST.

- NO CHANGE TO THE CONTRACT PRICE
- CAST-IN-PLACE CONCRETE WALLS WILL BE TIED BACK INTO THE BUILDING FOR ADDED STRUCTURAL SUPPORT

TRANSPARENT SIDE PANELS



OPAQUE SIDE PANELS



BALCONY GLASS CONFIGURATION

OPTION 2

REPLACE BALCONY BLOCK WALLS WITH GLASS PANELS

BALCONIES WILL BE DEMOLISHED AND ALL GLASS PANELS WILL BE INSTALLED. THE FRONT OF THE BALCONIES WILL BE ALL TRANSPARENT GLASS. THIS VOTE IS FOR THE SIDE PANELS ONLY.

- CREDIT OF \$533,000 TO THE CONTRACT PRICE
- SUBJECT TO DRB APPROVAL

SIDE PANEL CHOICES:

- **TRANSPARENT:**
 - OFFERS A VIEW BUT LESS PRIVACY
 - NO INCREASE IN COST
- **OPAQUE:**
 - OFFERS PRIVACY BUT LESS VIEW
 - ADDITIONAL COST OF **\$75,000** (MORE THAN TRANSPARENT)

* PLEASE SEE LOBBY BOARDS FOR FULL SIZE RENDERINGS. GRAPHIC REPRESENTATION TO REFERENCE BALCONY GLASS PANEL OPTIONS ONLY. SEE DISCLAIMER ON PAGE 1.

TRIPLE TRACK SLIDING DOORS

DOORS OPEN LEFT & RIGHT



* PLEASE VIEW SAMPLE IN LOBBY.



BALCONY SLIDING DOOR CONFIGURATION

VOTE FOR
OR
VOTE AGAINST

REPLACE THE BALCONY SLIDING GLASS DOORS WITH TRIPLE TRACK DOORS IN IMPACT RESISTANT CLEAR GLASS

THE EXISTING BALCONY DOORS HAVE TWO FIXED PANES OF GLASS AND A SLIDING DOOR IN THE MIDDLE. THE NEW PROPOSED DOOR (SAMPLE IN THE LOBBY SINCE LATE 2015) IS IMPACT RESISTANT AND IS ON A TRIPLE TRACK SO ALL THREE PANES OF GLASS CAN SLIDE IN BOTH DIRECTIONS. (SEE IMAGES ON THE LEFT.) IF UNIT OWNERS DO NOT APPROVE THE TRIPLE TRACK DOOR, THE ASSOCIATION WILL REPLACE THE EXISTING DOORS WITH IMPACT RESISTANT GLASS IN THE EXISTING CONFIGURATION.

- NO PRICE DIFFERENCE BETWEEN THE TWO CONFIGURATIONS (EXISTING VS. TRIPLE TRACK)
- TRIPLE TRACK DOORS PERMITTED

From: Komal Bhojwani
To: [Matthew Amster](#)
Subject: Fwd: Vote Results
Date: Monday, April 17, 2017 12:10:57 PM

Regards,
Komal Bhojwani
----- Forwarded message -----
From: "Mirador 1000" <manager@mirador1000.com>
Date: Apr 13, 2017 12:36 PM
Subject: Vote Results



Vote Results

Dear Unit Owners,

Thank you for your participation and support in the recent vote. We achieved quorum at the unit owner meeting last night with 257 proxies submitted. These are the vote results:

(A) KNEE WALL

Option 1: Keep the Knee Wall and Reinforce it: 83 votes

Option 2: Replace the Knee Wall with Glass: 173 votes

Frit glass (148 in favor)

Opaque glass (25 in favor)

Majority voted in favor of replacing the knee wall with frit glass so that option prevails.

(B) BALCONY CONFIGURATION

Option 1: Replace balcony walls with concrete: 13 votes

Option 2: Replace balcony walls with glass: 234 votes

Transparent side panels (196 in favor)

Opaque side panels (38 in favor)

Majority voted in favor of replacing the balcony walls with all glass panels and transparent side panels so that option prevails.*** PLEASE SEE NOTE BELOW.

(C) BALCONY SLIDING DOOR CONFIGURATION

Replace balcony sliding glass door with triple track configuration where all 3 panels slide open and door can be opened from left or right.

For: 232 votes

Against: 23 votes

Majority voted in favor of replacing the balcony sliding glass doors with triple track system so that option prevails.

(D) BY-LAW AMENDMENT TO INCREASE BOARD FROM 3 MEMBERS TO 5 MEMBERS

For: 231 votes

Against: 18 votes

Majority voted in favor of amending the by-laws to increase the board size from 3 members to 5 members so that option prevails.

We will continue to keep you updated on construction progress and other matters. Thank you again for your support and participation.

Komal, Amani and Chris.

*****NOTE: EVEN THOUGH THE VOTE IS NOW CLOSED, WE WOULD LIKE TO SHOW THE DESIGN REVIEW BOARD ON JUNE 6 THAT AN OVERWHELMING MAJORITY OF UNIT OWNERS PREFER GLASS BALCONIES TO CONCRETE. SO FOR THOSE OF YOU WHO DID NOT SEND IN YOUR LIMITED PROXY/BALLOT, IF YOU WANT GLASS BALCONIES, WE URGE YOU TO PLEASE SEND US THE ATTACHED "BALCONY CONFIGURATION POLL" TO INDICATE YOUR PREFERENCE FOR ALL GLASS BALCONIES. THIS WILL BE A SIGNIFICANT HELP TO US AT THE UPCOMING DRB HEARING.**

You're receiving this email because you are a member of the Mirador 1000 community, 1000 West Avenue, Miami Beach, FL. Log in at <https://www.mirador1000.com>



Mirador 1000 Condominium Association, Inc.

Special Meeting of the Membership

Wednesday, April 12, 2017

Meeting Minutes

I. Administrative

1. Call to order

The meeting was called to order at 7:19 pm by Komal Bhojwani, President of the board of directors

2. Establishment of a Quorum of Directors

A confirmed 257 owners were present in person or by proxy at the meeting. Quorum has been established.

3. Proof of Notice

Komal Bhojwani, establishes that notice of this meeting was posted in the Association's designated posting locations with adequate notice following the requirements of Florida Statute and the Association's Governing Documents and mailed at least 14-days in advance of meeting on March 24th, 2017 certified by affidavit of mailing.

II. New Business

4. (A) VOTE ON REPLACEMENT OF WINDOWS

Option 1: Keep the Knee Wall and Reinforce it: 83 votes

Option 2: Replace the Knee Wall with Glass: 173 votes

Frit glass (148 in favor)

Opaque glass (25 in favor)

Majority voted in favor of replacing the knee wall with frit glass so that option prevails.

(B) VOTE ON INSTALLATION OF BALCONY GLASS CONFIGURATION

Option 1: Replace balcony walls with concrete: 13 votes

Option 2: Replace balcony walls with glass: 234 votes

Transparent side panels (196 in favor)

Opaque side panels (38 in favor)

Majority voted in favor of replacing the balcony walls with all glass panels and transparent side panels so that option prevails.

(C) VOTE ON BALCONY SLIDING DOOR CONFIGURATION

Replace balcony sliding glass door with triple track configuration where all 3 panels slide open and door can be opened from left or right.

For: 232 votes

Against: 23 votes

Majority voted in favor of replacing the balcony sliding glass doors with triple track system so that option prevails.

(D) VOTE ON PROPOSED BY-LAW AMENDMENT TO INCREASE BOARD FROM 3 MEMBERS TO 5 MEMBERS

For: 231 votes

Against: 18 votes

Majority voted in favor of amending the by-laws to increase the board size from 3 members to 5 members so that option prevails.

There being no further business to come before the special meeting of the membership, Steven Simons, unit owner a motion to adjourn at 7:24 pm. Mark Shinderman seconds the motion. All in favor? Unanimous vote.

Chris Ziegler, Secretary of the Board of Directors of
1000 Mirador Condominium Association, Inc.