

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.
(THE "ASSOCIATION")

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)


The undersigned Property Manager for the Association, who, having been first duly sworn oath, hereby swears and affirms upon direct, personal knowledge that the First Notice of Annual Election Meeting of the Association and Organizational Meeting of the New Board of Directors (collectively, the "Meetings") called for **Thursday, July 26, 2018 at 7:00 p.m.**, was mailed to each Member at least sixty (60) days prior to such meeting.

Dated as of this 25th day of May, 2018.



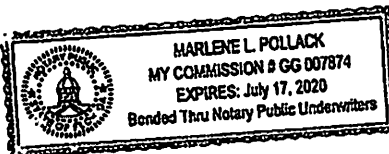
Fernando Garrote, L.C.A.M.
Gables Professional Management Company

The foregoing instrument was acknowledged before me this 25th day of May 2018 by Fernando Garrote of Gables Professional Management Company, as Property Manager for CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
State of Florida at Large

My commission expires:



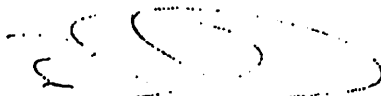
CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.
(THE "ASSOCIATION")

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)


The undersigned Property Manager for the Association, who, having been first duly sworn oath, hereby swears and affirms upon direct, personal knowledge that the Second Notice of Annual Election Meeting of the Association and Organizational Meeting of the New Board of Directors (collectively, the "Meetings") called for Thursday, July 26, 2018 at 7:00 p.m., was mailed to each Member at least thirty (30) days prior to such meeting.

Dated as of this 26th day of June, 2018.



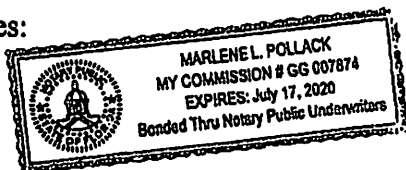
Fernando Garrote, L.C.A.M.
Gables Professional Management Company

The foregoing instrument was acknowledged before me this 26th day of June 2018 by Fernando Garrote of Gables Professional Management Company, as Property Manager for CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
State of Florida at Large

My commission expires:



CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
3934 S.W. 8th Street Suite 303 CORAL GABLES, FL 33134
TEL. (305) 441-0904 FAX (305) 441-7982

NOTICE OF ANNUAL ELECTION MEETING OF THE MEMBERS OF THE CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC. ("Association")

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that the Annual Election Meeting of the Members will be held on **Thursday, July 26, 2018 at 7:00 p.m.** at the Community Club House.

AGENDA FOR ANNUAL ELECTION MEETING

- 1. Roll Call**
- 2. Proof of Notice Meeting**
- 3. Quorum**
- 4. Elections**
- 5. Presentation of Board Members**
- 6. Open Forum (Time Limited)**
- 7. Adjournment**

BOARD OF DIRECTORS MEETING AGENDA

- 1. Directors Roll Call**
- 2. Election of Corporate Officers**
- 3. Financial Review**
- 4. Adjournment**

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

**c/o GABLES PROFESSIONAL MANAGEMENT CO.
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May 25, 2018

FIRST NOTICE OF ANNUAL MEETING

Notice is hereby given that the Annual Meeting of the Members of Century Park Condominium No. 2 Association, Inc. will be held on:

**Thursday, July 26, 2018
7:00 P.M. at the
Community Club House
Miami, Florida**

The purpose of this meeting is to elect the Board of Directors and to transact any other business authorized by the members at such Annual Meeting.

As per Florida Statutes, any Unit Owner desiring to be a candidate for the Board of Directors must submit a written request, and Condominium Association Candidate Certification Form to the **Secretary of the Association, c/o Century Park Condominium No. 2 Association, 3934 S.W. 8th Street Suite 303, Coral Gables, FL 33134**, no later than forty (40) days prior to the election (**June 15, 2018**). Enclosed is a form that you may use as your written request. You will be provided with a confirmation of receipt of your "Request to Be Candidate" within five (5) days from receipt of same. If you do not receive this confirmation, please contact our offices at 305-441-0904 immediately.

You may also provide an information sheet with your written request, on one (1) page not to exceed 8 ½ X 11", either typed or hand written and suitable to copy.

Only the names of Unit Owners who submit their written request will be on the Ballot which will be mailed to all Unit Owners along with the Information Sheets prior to elections. There will be Three (3) to five (5) Directors elected for a one (1) year term.

We look forward to seeing you at the Annual Meeting.

Sincerely,
For the Board of Directors
Century Park Condominium No. 2 Association, Inc.



Fernando Garrote, L.C.A.M.
Gables Professional Management Co.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

**c/o GABLES PROFESSIONAL MANAGEMENT CO.
3934 S.W. 8th Street Suite 303 CORAL GABLES, FL 33134
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25 de Mayo del 2018

PRIMER AVISO JUNTA ANUAL

Por este medio se le informa que la reunión anual de los miembros de Century Park II Condominium Association, Inc., se celebrara:

**Jueves, 26 de Julio del 2018
7:00 P.M. en el
Community Club House
Miami, Florida**

El propósito de esta reunión es para elegir la nueva Junta Directiva y tratar asuntos generales autorizados por los miembros en esa reunión. Cualquier propietario que desee ser candidato de la nueva Junta Directiva debe llenar la forma adjunta "Candidatura para la Junta Directiva", y el Certificado de Candidatura a la Asociación de Condominio y enviarla al **Secretario, c/o Century Park Condominium No. 2 Association, 3934 S.W. 8th Street Suite 303, Coral Gables, FL 33134**. Esta forma debe ser recibida no más tarde de **(15 de Junio del 2018)**. Se le acusaran recibo de la misma posteriormente en 5 días. De lo contrario, favor llamar a nuestra oficina al 305-441-0904 si no reciben acuso de recibo.

Usted puede enviar conjuntamente con su anuncio de candidatura una hoja 8 ½" x 11" con datos acerca de su persona y experiencias.

Solamente los nombres de propietarios que envíen la forma de candidatura aparecerán en la boleta. Estas boletas serán enviadas a todos los propietarios antes de las elecciones. Se elegirán tres (3) a cinco (5) directores por un período de un año.

Esperamos la asistencia de todos los miembros.

Atentamente,

Century Park Condominium No. 2 Association, Inc.



Fernando Garrote, L.C.A.M.
Gables Professional Management Co.

CENTURY PARK CONDOMINIUM NO 2. ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
3934 S.W. 8th Street Suite 303 CORAL GABLES, FL 33134
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June 26. 2018

**SECOND NOTICE OF ELECTION
AND ANNUAL MEETING**

Dear Members:

In accordance with Section 4 of the By-laws of the Association, elections will be held at the Annual Meeting on July 26, 2018 to elect three (3) members to the Board of Directors for a term of one (1) year.

As per the first notice of election and annual meeting mailed on May 25, 2018, unit owners desiring to be a candidate for the Board of Directors were instructed to submit a candidacy form not less than forty (40) days prior to the scheduled elections on July 26, 2018. The candidates for the Board of Directors are as follows:

**ALONSO, ERICK
BARCENAS, MARIA
GERMAN, RAMON
PFLUCKER, ERIKA**

Enclosed you will find a ballot sheet with a list of the above candidates and an agenda for the meeting. You may vote for up to (3) candidates only. The ballot should be in the above-referenced office prior to 5:00 P.M., on July 26, 2018, or delivered in person at the Election Meeting in the enclosed envelope marked "BALLOT". The outer envelope containing the ballot envelope must be signed and both envelopes securely sealed. Failure to timely deliver or properly seal the envelope will constitute an invalid vote.

At least 20 percent of the legible voters must cast a ballot in order to have a valid election of the members of the Board. As such, your presence is requested on Thursday, July 26, 2018, at 7:00 p.m. at the Community Club House.

Sincerely,



Matthew Estevez
Attorney at Law on behalf of the Association

CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC.

ANNUAL MEETING MINUTES

Meeting Date: July 26, 2018

Meeting Time: 7:00 p.m.

Meeting Location: Community Clubhouse – 8950 W. Flagler Street, Miami, Florida 33174

Purpose: 2018 Directors Election & Annual Members Meeting

- Meeting Called to Order at 7:17 p.m.
- Presiding Officer of the Meeting: Matthew Estevez, Attorney at Law for the Association.
- Calling of Role/Quorum:
 - Directors/Officers Present:
 - Erick Alonso
 - Ramon German
 - Erika Pflucker
 - Directors Not Present:
 - None – all directors present.
 - Also Present:
 - Fernando Garrote, Gables Management (property manager)
 - Matthew Estevez, Association Attorney
 - Maria Barcenas, Fourth candidate for Board of Directors
 - Number of Members Present:
 - 15
- Proof of Due Notice of Election and Meeting Submitted by Association's Property Manager
- A total of 19 ballots were cast for the 2018 director elections, as counted by Mr. Estevez. In order to have a valid election for members of the board of directors, the law requires at least 20% of the community's eligible voters to cast a vote in the election. See Section 4.2 of Association By Laws. Since only 19 ballots were cast (which is less than the required 20% participation), the 2018 election failed. Mr. Estevez then advised those present that the result required the current board to continue to serve. A discussion was held regarding increasing participation or changing Association bylaws to expand the board to five members.
- The following was also provided by Mr. Estevez. The Association is not required to attempt another election and the incumbent board members will continue serving on the board for another term. *Sihaya 3 Limited Partnership v. Raintree Village Condo. Ass'n, Inc.*, Arb. Case No. 2016-05-5599, Summary Final Order (February 17, 2017) (citing *Villamil v. Brickell Key One Condo Ass'n, Inc.*, Arb. Case No. 94-0087, Summary Final Order (October 19, 1994)) ("The Association timely received written notices of intent to be candidates from four persons which exceeded the number of seats open for election. Therefore, the Association was required to attempt to hold a contested election. However, the election failed because less than 20 percent of the Association's eligible voters cast ballots in the election. The Association is not required to attempt another election and the incumbent board members hold over for another term."). *Mazal Investments 21, LLC v. Coral Gate West Condo. Ass'n, Inc.*, Arb. Case No. 2012-02-6700, Final Order of Dismissal Due to Lack of Jurisdiction (June 22, 2012) (citing *Villamil v. Brickell Key One Condo. Ass'n, Inc.*, Arb. Case No. 94-0087, Summary Final Order (October 19, 1994)) ("Where a condominium election fails due to lack of sufficient participation, the condominium association's board has no affirmative obligation under chapters 617 or 718, Florida Statutes, to hold a new election.").
- Accordingly, Erick Alonso, Ramon German, and Erika Pflucker will continue to serve as the Association's directors.
- Annual Meeting Adjourned at 8:45 pm.

Erick Alonso, President/Treasurer

Erika Pflucker, Secretary

Ramon German, Vice President

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REQUEST TO BE CANDIDATE FOR BOARD OF DIRECTORS

The undersigned, do hereby submit my name to be a candidate for the Board of Directors of Century Park Condominium No. 2 Association, Inc. at the Election of Directors to be held on **Thursday, July 26, 2018**.

Unit No: _____ Signature: _____
Date: _____ Print Name: _____
Mailing Address: _____

Return no later than **June 15, 2018** to: _____

**SECRETARY OF THE BOARD OF DIRECTORS
CENTURY PARK CONDOMINIUM NO. 2 ASSOC., INC.
3934 S.W. 8th STREE SUITE 303
Miami, Florida 33174**

My information sheet is enclosed: Yes _____ No _____

CANDIDATURA PARA LA JUNTA DIRECTIVA

El que subscribe, someto mi nombre como candidato para la Junta Directiva de Century Park Condominium No. 2 Association, Inc., en las elecciones que se celebraran el **Jueves, 26 de Julio del 2018**.

Unidad: _____ Firma: _____
Fecha: _____ Nombre: _____
Dirección: _____

Enviar antes del **15 de Junio del 2018** a:

**SECRETARIO DE LA JUNTA DIRECTIVA
CENTURY PARK CONDOMINIUM NO. 2 ASSOC., INC.
3934 S.W. 8TH STREET SUITE 303
MIAMI, FLORIDA 33174**

Información personal es también enviada: Si _____ No _____

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**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES AND
MOBILE HOMES**

Condominium Association Candidate Certification Form*

I, _____, certify that I have read and
(Print name of candidate)

understand to the best of my ability, the governing documents of:

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

and the provisions of this chapter and any applicable rules.

Signed: _____
(Signature of candidate)

Date: _____, 2018.

*required by section 718.112(2) (d) 3., Florida Statutes

G:\WPDOCS\AnnualMeetingNotices\CandidateCertification.wpd

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LIMITED PROXY

The undersigned Owner(s), for _____ (insert address) of Century Park Condominium No. 2 Association, Inc., hereby appoint(s) _____ (insert name) as my true and lawful Proxy with powers of substitution as my Proxy holder to attend the Annual Election to the Board of Directors to be held on **Thursday, July 26, 2018 at 7:00 p.m.** at the Community Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174. The Proxy holder named above has the authority to appear on my behalf for the sole purpose of achieving a quorum.

DATED this _____ day of _____, 2018.

Signature(s) of Owner(s) or the
Designated Voting Member

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

SUBSTITUTION OF PROXY

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

DATED this _____ day of _____ 2018.

PROXY SIGNATURE

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.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

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CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Century Park Condominium No. 2 Association, Inc. ("The Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the Record Owners of the Home located at the following address _____

has designated _____

(Name of Voting Representative)

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 Association's Amended and Restated Declaration of Restrictions and Covenants, Articles of Incorporation, and By-Laws.

The following examples illustrate the proper use of this Certificate:

- (I) If the Home is owned by a corporation or other entity such as a partnership, a Voting Certificate must be filed designating the person entitled to vote, signed by the President or Vice President of the Corporation and attested to by the Secretary or Assistant Secretary of said Corporation or in the case of a non-corporate entity by the person authorized by that entity to sign.
- (II) If the Home is owned by one individual, No Voting Certificate required
- (III) If the Home is owned by more than one person (including a husband and wife), No Voting Certificate required

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

DATED this ____ of _____, 2018.

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: _____

By: _____

Print Name: _____

Attest: _____

Secretary

SIGNATURES FOR ENTITY OWNERS (Partnership, Trust or other entity)

Name of Entity: _____

By: _____

Print Name: _____

Title: _____

PLEASE NOTE THAT ANY HOME OWNED BY A CORPORATION OR OTHER ENTITY MUST FILE A VOTING CERTIFICATE BEFORE A MEMBERSHIP MEETING OR SUCH OWNER WILL NOT BE PERMITTED TO VOTE. IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR DESIGNEE, NO NEW CERTIFICATE NEEDS TO BE FILED.