

CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC.

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

NOTICE¹ OF MEMBERS MEETING TO PASS SPECIAL ASSESSMENTS FOR CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATIONS, INC. ("ASSOCIATION")

Dear Unit Owner:

This letter serves as Notice of a special members meeting for the Association to pass a special assessment needed to fund the 35% increase in insurance premiums.

Date: **Thursday August 18, 2022**
Time: 7:00 PM
Place: Community Clubhouse, 8950 W. Flagler Street, Miami, FL 33174
Agenda:
1. Roll Call
2. Proof of Notice Meeting
3. Quorum¹
4. Vote on Special assessment²
5. Adjournment

THIS NOTICE specifically states that a special assessment in the amount of \$84,879.88 will be considered at the August 18, 2022 meeting and the estimated cost and description of the purposes for the special assessment is listed below, for which back-up documentation outlining additional detail is available upon request, and incorporated herein by reference. Funds collected pursuant to a special assessment shall be used only for the specific purpose set forth in this notice.

Breakdown of Special Assessment

- **Total special assessment amount \$84,879.88 divided by 373 units.**
- **One-time special assessment payment per unit is \$227.56 due on October 1st, 2022. Late fees will apply if payment is received after October 10th, 2022.**

Sincerely,

Board of Directors

Century Park Condominium Association 2, Inc.

¹ Per Section 3.5 of the By-Laws of the Association, a quorum at members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast thirty percent (30%) of the votes of members. Therefore, a minimum participation of 112 units out of 373 - either in person or via proxy—is required to achieve a member quorum.

² Per Section 8.2 of the Declaration, a majority vote of those members in attendance (in person or by proxy) shall be required to pass the special assessment. Per Section 3.6 of the By-laws of the Association, a majority vote shall be binding on the entire community.