CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC.

(MEETING MINUTES)

**Meeting Date**: November 30th, 2023

**Meeting Time**: 7:00pm - Meeting

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

**Purpose**: Meeting to approve 2024 Budget

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Meeting Called to Order at approximately 7:05p.m.

Presiding Officer of the Meeting: Erick Alonso

Calling of Role/Quorum: Directors/Officers Present: Erick Alonso, Ramon German, Erika Pflucker

Also Present: Fernando Garrote, Gables Management (property manager)

Number of Members Present:3 (CP2 Homeowners)

Minutes taken by Ericka Plucker

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The meeting began by establishing a quorum through roll call. Mr. Alonso called the meeting to order.

Mr. Garrote began to explain the reason for this meeting, which was to approve the 2024 budget for CP2. He briefly mentioned that several weeks prior, a meeting was conducted to give our homeowners an opportunity to review, ask questions and provide feedback on the proposed budget.

Mr. Garrote explained the factors and specific line items that have caused our monthly maintenance fees to go up from $331.00 to $371.00, an increase of $40.00/month. This included the skyrocket “Property/Hazard”, premiums that our community has been dealing with the last several years. The increase of our 24/7 security coverage, especially since we no longer share the cost between CP1/CP2, for the morning guard. Lastly, CP2 will now be responsible for covering the entire cost to maintain the upkeeping of our Main Clubhouse. After, CP1 lost access to using the clubhouse, due to failing to cover their past due balance and attorney fees.

A homeowner asked what was being asked about the poor lighting around building 8826. The homeowner elaborated by saying there were more than 3 light poles, just in the building she resides. We did respond by letting her know that our office had reached out to FP&L, and we were issued a service ticket for each pole reported. On of our board members, reiterated that we are in the process of having all the light poles replaced with LED, lighting. This will help our community have better lighting at night and early morning. We are just waiting for FP&L, to confirm when work will start.

We had the same homeowner make a comment about how expensive our insurance has gotten out of control. We expressed the same feeling and mentioned that this was a statewide issue that all condo associations are dealing with, especially since currently only one insurance provider is servicing the entire state.

After, there were no further questions. Mr. Alonso put up a motion to approve our 2024 budget. Mr. German and Ms. Pflucker, second a motion to approve. The motion was passed, and the meeting was adjourned at 8:15 p.m.