CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC.

(MEETING MINUTES)

**Meeting Date**: November 13th, 2023

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

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

**Purpose**: 2024 Budget Workshop Meeting

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Meeting Called to Order at approximately 7:10p.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 and introduce the meeting minutes from the prior meeting.

Mr. Garrote began to hand out the proposed 2024 budget to the BOD and the CP2 homeowners in attendance.

Mr. Garrote began to go over each of the specific line items of the budget. He began to explain that the contribution factors to the increase of next year’s monthly maintenance fee(s), is caused by the rise of our “Property/Hazard”, insurance. We are just raising the amount of this specific line item, to reflect the total cost of our 2023 insurance premiums, that is currently being paid. It was mentioned that we would hope that our 2024 insurance premiums would not go up dramatically as it has the last several years. If not, we would have to resort to the “Special Assessment”, to cover the additional increase that has not been budgeted.

The other line item that was covered was our “Security Guard”. Due to the broken relationship with CP1 board. In March of 2023, the CP1 board decided to no longer share the cost 50/50, for the security guard patrolling both communities in the morning. For 2024, CP2 will be absorbing the entire cost, to have 24/7 security coverage in our community.

It was also mentioned that due to the issues with the CP1 board. Our CP2 community will now have to incur the total cost to maintain the upkeeping of our Main Clubhouse. After, having a meeting with both CP1/CP2 homeowners, to explain the situation. It was decided by our legal counsel, handling this matter, that CP1 residents’ access to the clubhouse would be terminated and the User Agreement would be voided. We would hope that CP1 will get their past due balance paid, including all legal fees that CP2 has incurred in the near future. But, in the meantime their access to the clubhouse is suspended.

A general discussion ensued regarding what we expected from next year’s insurance premiums. We did explain that due to our current insurance claim and the life of our roof’s. We aren’t expecting our insurance premiums to drop. But we are hoping that our insurance claim gets paid, now that it is in its 4th year, now. The meeting adjourned at 8:00pm.