

**CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC.**  
( MEETING MINUTES)

**Meeting Date:** September 26, 2024

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

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

**Purpose:** Special Assessment Meeting

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Meeting Called to Order at approximately 7:00 p.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) Matthew Estevez, Association Attorney,

Approximate Number of Members Present: 15

Minutes taken by Ericka Plucker with the assistance of counsel.

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The meeting commenced with a roll call, establishing a quorum. Mr. Alonso then called the meeting to order and introduced the minutes from the previous session.

Mr. Alonso provided an overview of the events leading to the proposed special assessment, which covered three key areas: (1) an increase in the insurance premium, (2) the closure of the pool, and (3) sidewalk repairs. The total cost of the necessary repairs amounted to \$88,303.00, with each homeowner's share calculated at \$236.73, payable by November 1, 2024.

During the meeting, Ms. Leyda Plasencia of 8930 W Flagler St., Unit 108, interrupted proceedings and began reading from a prepared list of grievances. Despite being informed by the Association's attorney that it was not an appropriate time for open discussion, Ms. Plasencia persisted. She was accompanied by her son, Gabriel de la Iglesia, who became increasingly confrontational. Mr. Estevez requested that Mr. de la Iglesia leave the meeting to prevent further disruption. When Mr. de la Iglesia refused to comply, the Manager contacted the police after which Mr. de la Iglesia and Ms. Plasencia voluntarily left the premises. After their departure, police interviewed the Manager and Ms. Plasencia.

Following the restoration of order, Mr. Estevez addressed the members, noting that he had attended at least two previous meetings to clarify the special assessment process. He emphasized that Ms. Plasencia had been present at one of those meetings and that her concerns had already been addressed.

Mr. Estevez further explained the quorum requirements under Section 3.5 of the Association's By-Laws, which mandate that a quorum at members' meetings is achieved through the presence, either in person or by proxy, of individuals entitled to cast thirty percent (30%) of the votes. For this meeting, 112 units out of 373 were needed to establish a quorum. A total of 140 proxies were submitted in favor of the special assessment, which would allow for a one-time

payment without the need to amend the budget. No proxies opposing the measure were submitted, and the special assessment was approved.

A discussion followed regarding measures to prevent similar disruptions at future meetings, including the implementation of formal rules of conduct.

The special assessment notice is scheduled to be sent out for payment in November 2024. The meeting was adjourned at 9:00 PM.