



**Century Park Condominium No. 2
Association, Inc.**

Board of Director's Meeting

Meeting Will Take Place:

Wednesday, May 8, 2024 7:00 PM

Place: Century Park No. 2 Community Clubhouse

Meeting Called By: Board of Directors

Property Manager: Fernando Garrote, L.C.A.M.

- Agenda:**
- 1. Roll Call.**
 - 2. Establish Quorum.**
 - 3. Association Insurance Policy Renewal Review.**
 - 4. Adjournment.**

Management Co.: Gables Professional Management Co.



**Century Park Condominium No. 2
Association, Inc.**

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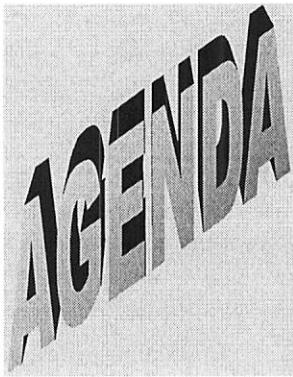
Place: Century Park No. 2 Community Clubhouse

Meeting Called By: Board of Directors

Property Manager: Fernando Garrote, L.C.A.M.

- Agenda:**
- 1. Roll Call.**
 - 2. Establish Quorum.**
 - 3. Association Insurance Policy Renewal Review.**
 - 4. Adjournment.**

Management Co.: Gables Professional Management Co.



**Century Park Condominium No. 2
Association, Inc.**

Board of Director's Meeting

Meeting Will Take Place:

Thursday, June 20, 2024 7:00 PM

Place: Century Park No. 2 Community Clubhouse

Meeting Called By: Board of Directors

Property Manager: Fernando Garrote, L.C.A.M.

- Agenda:**
- 1. Roll Call.**
 - 2. Establish Quorum.**
 - 3. Miami Dade County status of the community swimming pool closure**
 - 4. Discussion of future special assessment due to un-budgeted insurance rate increases**
 - 5. Discussion of unforeseen swimming pool repair expenses**
 - 6. Adjournment.**

Management Co.: Gables Professional Management Co.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

**c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL 33134
TEL. (305) 441-0904**

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that the Annual Meeting of the Members will be held on Thursday, August 29, 2024 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. Naming of Directors (No Election will be held per FS.718.112(2)(d)(2))**
- 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.
(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 for the meeting on **Thursday, August 29, 2024 at 7:00 p.m.**, was mailed to each Member at least fourteen (14) days prior to such meeting.

Dated as of this 30th day of July, 2024.



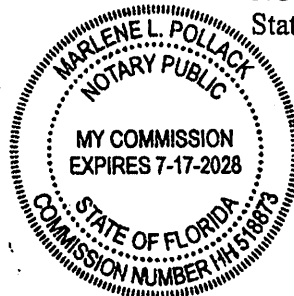
Fernando Garrote, L.C.A.M.
Gables Professional Management Company

The foregoing instrument was acknowledged before me this 30th day of July 2024 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.
300 Aragon Avenue Suite 370 CORAL GABLES, FL 33134
TEL. (305) 441-0904

July 30, 2024

SECOND NOTICE¹ OF ANNUAL MEETING

In accordance with Section 4.2 of the By-laws of the Association, this Second Notice is hereby given that the Annual Meeting of the Members of Century Park Condominium No. 2 Association, Inc. ("Association") will be held on:

Date: Thursday, August 29, 2024 at 7:00 P.M.
Location: Community Club House
8950 W. Flagler Street, Miami, Florida 33174

In accordance with Section 718.112(2)(d)(2) of the Florida Statutes and Section 4.2 of the By-laws, an election shall not be required because there were fewer notices of intent to run submitted than vacancies exist to fill the five (5) Board of Directors' positions. Due to lack of candidate applications, the following current board members shall automatically serve on the Board of Directors for a one-year term:

Alonso, Erick
German, Ramon
Pflucker, Erika

The Association shall proceed with the Annual Meeting as scheduled in accordance with the meeting agenda included with this notice.

Sincerely,



Fernando Garrote, L.C.A.M.
Gables Professional Management Co. For the Board of Directors
Century Park Condominium No. 2 Association, Inc.

¹ This Notice shall be mailed not less than fourteen (14) days prior to the scheduled election.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL
33134 TEL. (305) 441-0904

June 28, 2024

FIRST NOTICE OF ANNUAL MEETING

In accordance with Section 4.2 of the Bylaws of the Association, Notice is hereby given that the Annual Meeting of the Members of Century Park Condominium No. 2 Association, Inc. ("Association") will be held on:

Date: Thursday, August 29, 2024 at 7:00 P.M.
Location: Community Club House
8950 W. Flagler Street, Miami, Florida 33174

The purpose of this meeting is to elect the Board of Directors and to transact any other business authorized at such Annual Meeting. Per Section 718.12(2)(d)(4)(a) of the Florida Statutes, any Unit Owner desiring to be a candidate for the Board of Directors must submit a written notice of his or her intent to be a candidate to the association, and Association Candidate Certification Form to Century Park Condominium No. 2 Association, c/o Secretary, 300 Aragon Avenue Suite 370, Coral Gables, FL 33134, no later than forty (40) days prior to the election (on or before July 19, 2024). 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. Those wishing to be candidates may also provide an information sheet, no larger than 8 ½ inches X 11 inches, which must be furnished by the candidate at least 35 days before the election (on or before July 23, 2024). The Association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the Association may print or duplicate the information sheets on both sides of the paper.

There is no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election. As such, we look forward to seeing you at the Annual Meeting.

Sincerely,



Fernando Garrote, L.C.A.M.
Gables Professional Management Co. For the Board of Directors
Century Park Condominium No. 2 Association, Inc.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL
33134 TEL. (305) 441-0904

REQUEST TO BE CANDIDATE FOR BOARD OF DIRECTORS

I 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 August 29, 2024.

Unit No: _____

Signature: _____

Date: _____

Print Name: _____

Mailing Address: _____

Return on or before **July 19, 2024** to:

**SECRETARY OF THE BOARD OF DIRECTORS
CENTURY PARK CONDOMINIUM NO. 2 ASSOC., INC.
300 ARAGON AVENUE SUITE 370
MIAMI, FLORIDA 33174**

My information sheet is enclosed:

Yes _____

No _____

**CENTURY PARK CONDOMINIUM No. 2
ASSOCIATION, INC.**

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL
33134 TEL. (305) 441-0904

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 **29 de agosto del 2024.**

Unidad: _____ Fecha: _____

Firma: _____ Nombre: _____ Dirección: _____

Enviar antes del 19 de julio del 2024 a:

SECRETARIO DE LA JUNTA DIRECTIVA
CENTURY PARK CONDOMINIUM NO. 2 ASSOC., INC.
300 ARAGON AVENUE SUITE 370
MIAMI, FLORIDA 33174

Información personal es también enviada:

Si No

**CENTURY PARK CONDOMINIUM No. 2
ASSOCIATION, INC.**

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL
33134 TEL. (305) 441-0904

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 Chapter 718 of the Florida Statutes and any applicable rules.

Signed: _____
(Signature of candidate)

Date: _____, 2024.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL
33134 TEL. (305) 441-0904

VOTING CERTIFICATE FOR PROPERTY OWNED BY MORE THAN ONE OWNER

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
property 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, do not use this form.
- (II) If the Home is owned by one individual, do not use this form.
- (III) If the Home is owned by more than one person (including a husband and wife), please
designate which person is authorized to cast a vote on behalf of the unit.

This Certificate is made pursuant to Section 3.6(c) the By-Laws and shall revoke all prior
Certificates and be valid until revoked by a subsequent Certificate. If you have already filed a
voting certificate and do not wish to change your designee, no new certificate needs to be filed.

Signature of Owner: _____
Print Name: _____

Signature of Owner: _____
Print Name: _____

Signature of Owner: _____
Print Name: _____

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 Aragon Avenue Suite 370 CORAL GABLES, FL
33134 TEL. (305) 441-0904

VOTING CERTIFICATE FOR PROPERTY OWNED BY CORPORATION OR OTHER ENTITY

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 a Unit is owned by a corporation, partnership, trust or other entity, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by an appropriate officer for a corporation, by the general partner for a partnership or by a trustee for a trust and filed with the Secretary of the Association. Such person need not be a Unit Owner.

(II) If the Home is owned by one individual, do not use this form.

(III) If the Home is owned by more than one person, do not use this form.

This Certificate is made pursuant to Section 3.6(c) the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate. 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.

Name of Company: _____

Signature: _____

Print Name: _____

Print Position: _____

CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC.

c/o GABLES PROFESSIONAL MANAGEMENT CO.
300 ARAGON AVE, SUITE 370 CORAL GABLES, FL 33134
TEL. (305) 441-0904 FAX (305) 441-7982

NOTICE 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 unbudgeted 25% increase in insurance premiums, pool repair and code compliance expenses, and sidewalk repairs.

Date: September 26, 2024
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 \$88,300.00 will be considered at the September 26, 2024 meeting and the estimated cost and description of the purposes for the special assessment is to fund the unbudgeted increase in the renewal insurance policy with Citizens in the amount of \$45,000.00, for which back-up documentation outlining additional detail is available upon request, and incorporated herein by reference, unbudgeted expenses for Swimming Pool repairs and code compliance in the amount of \$21,800.11, and unbudgeted expenses for sidewalk repairs in the amount of \$21,500.00. 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 \$88,300.00 divided by 373 units.**
- **One-time special assessment payment per unit is \$236.73 due on November 1st, 2024. Late fees will apply if payment is received after November 10th, 2024.**

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.

CENTURY PARK CONDOMINIUM No. 2 ASSOCIATION, INC.

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- 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.
300 Aragon Avenue Suite 370 CORAL GABLES, FL 33134
TEL. (305) 441-0904**

July 30, 2024

SECOND NOTICE¹ OF ANNUAL MEETING

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Alonso, Erick
German, Ramon
Pflucker, Erika

The Association shall proceed with the Annual Meeting as scheduled in accordance with the meeting agenda included with this notice.

Sincerely,



Fernando Garrote, L.C.A.M.
Gables Professional Management Co. For the Board of Directors
Century Park Condominium No. 2 Association, Inc.

¹ This Notice shall be mailed not less than fourteen (14) days prior to the scheduled election.

Agenda

**CENTURY PARK CONDOMINIUM NO. 2
ASSOCIATION, INC.**

Budget Meeting

**Meeting Shall Take Place:
Thursday, December 19, 2024 at 7:00 PM
Place: Community Clubhouse**

Meeting Called By: Board of Directors

Property Manager: Fernando Garrote, L.C.A.M

Agenda:

- 1. Call to Order**
- 2. Roll Call**
- 3. Quorum**
- 4. Review and Approval of the proposed 2025 Budget**
- 5. Adjournment**

Management Co.: Gables Professional Management Co.

CENTURY PARK II CONDOMINIUM ASSOC.

2025 ANNUAL BUDGET RESERVE SCHEDULE January 1, 2025 to December 31, 2025

General Reserve Fund

<u>Reserve Items</u>	<u>Annual Assessment</u>
Recreational Reserves	<u>\$10,055.16</u>
04092 Hurricane Contingency	<u>\$0.00</u>
04095 General Pooled Reserves	<u>\$224,488</u>
General Reserve Contribution:	\$234,544

<u># Of Units</u>	<u>Maintenance Per Month Per Unit</u>	<u>Reserve Per Month Per Unit</u>	<u>Monthly Total Assess. (rounded off)</u>	<u>Annual Total Assess. (rounded off)</u>
<u>373</u>	<u>\$345.90</u>	<u>\$52.40</u>	<u>\$398.30</u>	<u>\$1,782,782</u>