

CENTURY PARK CONDOMINIUM NO. 2 ASSOCIATION, INC. Special Members  
Meeting  
( MEETING MINUTES)

**Meeting Date:** November 19, 2025

**Meeting Time:** 7:07 p.m. Meeting

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

**Purpose:** Vote on Special Assessment and Material Alteration

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Meeting Called to Order at approximately 7:07p.m.

**Presiding Officer of the Meeting:** Erick Alonso, President

**Calling of Role/Quorum: Directors/Officers Present:** Erick Alonso, Ramon German, and Erika Pflucker. A quorum of the membership was established.

**Also Present:** Fernando Garrote of Gables Management and Matthew Estevez, Association counsel.

**Approximate Number of Members Present:** Attendance significantly exceeded expectations, with approximately 150 members and others present. Once the clubhouse reached capacity, the pool area was opened to accommodate overflow seating.

Minutes taken by Ericka Plucker with the assistance of Matthew Estevez

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Mr. Alonso started the meeting by reminded members of the meeting rules, including allowing presenters to finish before asking questions and maintaining respectful conduct throughout the meeting. These rules were immediately disrespected by certain members in attendance, who tried to commandeer the meeting into a question answer session. Attorney stepped in and requested civility and respect for the ground rules of allowing the presentation to occur first and advised that all members would be allowed to express themselves and ask questions but that the meeting must maintain certain ground rules.

Mr. Alonso continued his presentation with a PowerPoint presentation titled “Special Members Meeting – November 19, 2025,” which outlined the topics addressed at the meeting.

**Insurance Presentation:**

Jackie Peña, a licensed insurance agent, presented first. She explained the Association’s transition from Citizens Insurance to American Coastal, resulting in approximately seventy thousand dollars in savings due to a temporary state-supported transitional program. She reviewed underwriting criteria and advised that failure to replace the roofs

could result in loss of coverage or substantial premium increases. She emphasized that the roofs will reach age twenty-five by the end of 2026 based on underwriting criteria, which would place the Association at risk of nonrenewal. She also explained the consequences of leaving roof deficiencies unrepaired.

A question and answer session followed. Ms. Pena was dismissed.

### **Painting Contractor Presentation:**

A representative from PDG Construction, along with a Sherwin-Williams representative, presented the scope of the community-wide painting project. They discussed materials, railings, exterior surfaces, and paint options, and reviewed pricing.

A question and answer session followed.

### **Roofing Contractor Presentation:**

Prime One Roofing presented next, reviewing roof samples, installation methods, community roof conditions, and comparative pricing among multiple roofing companies. The contractor also explained the difference between tile and metal roofing systems. Attorney reminded members that metal roofing constitutes a material alteration requiring a membership vote. The metal roofing supplier for Prime One spoke.

A question and answer session followed.

### **Board Presentation on Capital Projects:**

The Board reviewed the projects outlined in the PowerPoint, including roof replacement, painting, gutter replacement, and the proposed clubhouse renovation. The Board also presented the total costs for the tile and metal roof options and explained the loan and assessment figures related to each option. The Board reviewed the requirements of the Structural Integrity Reserve Study and advised that legal counsel had confirmed that the roofs must be replaced to comply with state law. The Board reminded the members that approximately three million dollars had been recovered from the insurance claim for the roof project and that the community had spent approximately five hundred thousand dollars in recent years on roof leak repairs.

### **Member Discussion and Consensus:**

During the open discussion period, it became clear that the overwhelming majority of members did not support proceeding with the clubhouse renovation project. Most members expressed that essential infrastructure, particularly the roofs, should be prioritized above cosmetic improvements.

Members expressed strong consensus that the roofs must be replaced given the insurance proceeds available for that purpose, the risk of losing insurance coverage, the substantial repair costs already incurred, and the engineer's findings under the Structural Integrity Reserve Study.

**Material Alteration Vote:** The Board withdrew the measure to approve the metal roof option after determining that it lacked sufficient member support.

**Special Assessment Vote:** The special assessment measure did not have the support or proxies necessary to pass, and the Board therefore withdrew it.

The Board explained that because the special assessment was withdrawn, repayment of the loan with US Century Bank would need to be incorporated into the 2026 annual budget as an operating line item rather than as a stand-alone special assessment.

**Adjournment:**

There being no further business, the meeting was adjourned at approximately 10:35 p.m.\