

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

**Meeting Date:** October 2, 2025

**Meeting Time:** 7:00 p.m. Meeting

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

**Purpose:** Presentation of Upcoming Community Projects

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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, and Erika Pflucker

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

Approximate Number of Members Present: 40

Minutes taken by ERIKA PFLUCKER

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The meeting began by establishing a quorum through roll call Mr.Garrote called the meeting to order, and Ms.Pflucker volunteered to record the minutes as reflected herein. Before delivering the budget presentation, Mr. Alonso requested that the following ground rules be observed:

1. Allow the presentation to finish before interjecting commentary or raising questions.
2. Questions would be addressed at the conclusion of the presentation.
3. Any disrespectful behavior would result in the individual being asked to leave.

## **STRUCTURAL INTEGRITY STUDY**

Mr.Alonso reviewed and outlined in a PowerPoint presentation the requirements of Florida law (Chapter 718, Fla. Stat.) regarding the Structural Integrity Reserve Study (SIRS). He reviewed the community's maintenance needs based on the report issued by a licensed engineer, confirming compliance with updated legal mandates.

## **2. Insurance Claim Update**

Mr. Alonso provided an update on the pending lawsuit against the community insurance provider. He reported that Century Park was awarded \$3,000,000 in July 2025 as a result of a claim related to Tropical Storm Irma, which had been under appeal for four

years. Notably, the association incurred no out-of-pocket expenses or legal fees, as the case was handled on a contingency basis.

### **3. Roof Replacement Project**

Mr. Alonso emphasized the necessity of replacing the community's roofs to mitigate ongoing leak repair costs, which currently total several hundred thousand dollars annually. Six roofing companies were presented, with details including company location, years in business, and cost estimates for both tile and metal roofing options. Visual examples of metal roofing were displayed via PowerPoint. Residents will vote to determine the preferred roofing material (tile vs. metal).

### **4. Community Painting and Gutter Replacement**

The need to repaint the entire community and replace gutters was discussed. Mr. Alonso presented proposals from three painting companies, each with over 20 years of experience, along with their respective cost estimates. Similarly, three gutter replacement quotes were shared, including company names, years of operation, and pricing.

### **5. Clubhouse Renovation**

Plans to renovate the clubhouse were introduced, including replacing flooring throughout and upgrading bathrooms to meet ADA compliance standards as required by the County.

### **6. Project Funding and Financial Overview**

Mr. Alonso outlined the financial strategy for funding the proposed capital improvements:

- **Current Reserve Funds:** \$3,700,000
- **Projected Project Cost:** \$3,400,000
- **Reserve Retention:** \$300,000 to remain for unforeseen contingencies

To finance the project, two options were presented:

### **Option 1: Loan Financing**

- Loan Amount: \$4,300,000
- Interest Rate: Approximately 6.5%
- Loan Term Options: 5, 6, or 10 years
- Estimated Monthly Assessment (5-Year Term): \$192.14 per unit

### **Option 2: Budget Inclusion**

- All costs to be incorporated into the 2026 budget
- Estimated increase in monthly maintenance fees: Approximately \$650 per unit

### **Resident Questions and Concerns**

Residents raised the following inquiries:

1. Clarification on the cost difference between tile and metal roofing materials.
2. Whether Miami-Dade County approval is required for the proposed projects.
3. Potential savings for residents who opt to pay the assessment upfront.
4. Any existing legal issues involving the roofing companies under consideration.
5. Selection of paint type and color for the community painting project.
6. Homeowners asked the payment status of what was owned to CP2 by CP1 and if the Clubhouse was open for CP1 use.

### **Next Steps**

Following a comprehensive discussion, it was proposed to schedule a preliminary budget meeting within the next 3–4 weeks to further evaluate financial options and gather resident input.

**Adjournment:**

Mr. Garrote motioned to adjourn the meeting. The meeting was adjourned at approximately 8:15 p.m.