

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

Meeting Date: September 27, 2023 / October 26, 2023

Meeting Time: 5:00 p.m. / 7:00pm - Meeting

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

Purpose: Special Assessment Meeting

Meeting Called to Order at approximately 5:19p.m.

Presiding Officer of the Meeting: Erick Alonso

Calling of Role/Quorum: Directors/Officers Present: Erick Alonso, Ramon German, Erika Plucker

Also Present: Fernando Garrote, Gables Management (property manager) Matthew Estevez, Association Attorney (via telephone),

Approximate Number of Members Present: 6

Minutes taken by Ericka Plucker with the assistance of counsel.

The meeting began by establishing a quorum through roll call. Mr. Alonso called the meeting to order and introduced the meeting minutes from the prior meeting.

Mr. Garrote provided a brief explanation of the need for the special assessment and explained the background and events leading to the special assessment based on the extraordinary increase in insurance premiums. The special assessment is a one time payment that avoids amending the budget. A discussion ensued regarding the budget and moving items around to find funds to fund the insurance shortfall. Mr. Garrote briefly explained the budget process and itemization.

Mr. Garrote cited Section 3.5 of the By-Laws of the Association, which requires a quorum at members' meetings, 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.

The Manager tallied the proxies at the meeting which totaled 86. As such, the number of votes was insufficient to achieve the required quorum to have the special assessment passed. Attorney Estevez suggested that the meeting be continued, instead of being adjourned in order to seek the required quorum.

Mr. German motioned to continue the meeting via recess, which was passed unanimously. The meeting was ordered in recess at approximately 6:18 pm

The meeting was reconvened October 26, 2023 at 7:00pm. Quorum was established. The reconvened meeting was called to order. There were approximately 8 members present. Certain members of CP1 appeared at the reconvened meeting, and asked about the Clubhouse restrictions. A brief explanation was provided by Erick Alonso. Then the votes for the special

assessment were tallied. 140 votes + 18 proxy votes were in favor of the Special assessment. Two votes were against the measure. The special assessment measure passes. General discussion ensued, mostly focused on the dispute between CP1 and CP2 over CP1's non-payment of shared expenses as required under the USER AGREEMENT, which is currently in litigation. The Special assessment notice would be sent for payment in December of 2023. The meeting was adjourned at 7:55pm