

Minutes Management ZOOM Meeting

Thursday, July 3, 2025 at 10AM

Present: Cesar Santos
Pierre Nadeau
Margarita Contreras
Paul Lefort
Johanne Fortin
Richard Fortin
Johanne Raymond

1. **Budget** – The 2025 budget was reviewed with the accountant to reflect the changes for the money we are receiving about the Special Assessment (which is transferred into the Reserve Account in order to avoid paying taxes for 2025 and making interest on our investment). As per the laws governing cooperatives, we cannot make any profit. Also, we had to make some adjustments to our Roofs account since we are still holding some money from our 2 previous roofers for, they choose to not honored their warranty. We will try to reduce our bills since they left without informing us and never returned our calls.
2. **Sundeck bids** – A Miami-Dade city employee referred us to a new company to repair our roofs before we started renovating them. If shareholders are passing by the office to report a new leak, we will address it asap. As per Pierre, we already received 2 bids and will ask the new roofer for one. We intend to address the repair of the sundeck before the high season in order to minimize inconvenience to our shareholders.
3. **Shareholders requests and/or new cases** – The Executive Board Members Team is getting more and more request from Shareholders asking for documents. Conclusion, they are entitled to the official records of the Association as any shareholder is. Shareholders need to understand that all Executive Board Members Team are volunteers (we could hire a Management Firm, which would cost hundreds of thousands of \$\$). Also, during the summer time only 2 people are in the office to answer all questions and requests. It might take longer to get an answer and we are trying our best to answer everybody in a timely basis. We are trying to be as transparent as possible; all requests is an unnecessary burden that consume our energy, time and office human resource as well as monetary advice from our lawyer for information which is already available on our Website under Administration.
4. **Lawyer transition** – Starting July, all new big cases will be transferred to our new lawyer, Siegfried Rivera in order to have a smooth transition when the fall comes.

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- a) **Debit & Credit Machine** – Again, we contacted the TD Bank in order for them to pick up their machine since nobody came back to program it since March. We are now using Payrock as another provider. Credit transactions will have 3% surcharge and debit card transactions no charge. We are still trying to process the Humana/Aetna cards, we will keep you posted on any development.
- b) **Gate card** – the Executive Board Members voted unanimously to increase the replacement of a gate card for \$100.

