

Kendallwood Villas Condominium Association Inc.

c/o Gold Property Management & Associates, Inc
10887 NW 17 Street Suite 202 Miami, Florida 33172
305.222.0415

07/25/2023

MINUTES

Board of Director

Regular Meeting Held on 03.29.2023

at

The Clubhouse

Members Present: Maribel Smetana, Luis Ribas, Marina Nariznis, Adrian Llantada.

Members Absent: Xenia Miranda, Amelia Gómez (Resigned) Omar Bonnin

The Meeting was open by Maribel after confirming the Quorum of the Board of Directors at 7:38 PM with the assistance of 27 unit owners as per Attendance Sheet attached, proceeding to follow the Agenda, which first decision related to the Appointment of Jesús González, Esquire as the Association's Legal Counselor. Maribel motioned the approval of Mr. Gonzalez Retainer, that was approved by All Board members present. Subsequently, she introduced Alexis Acosta, LCAM as new Property Manager. Alexis thanked the Board for his hiring and after a lively questions and answers with the membership, welcomed All owners to Gold Property Management & Associates, Inc.

It was then proceeded to discuss the actual landscaper agreement and the stumping of a large tree that felt in the back of the property. The Board approved the landscaper agreement in view of his dedication and lowering of his fees. Luis motioned to approve Ms. Maria Teresa Valdes as substitute for Amelia Gómez (Resigned), seconded by Mr. Llantada and approval by the remaining Board members.

Alexis mentioned that the Financial Statements as of 02.28.2023 were distributed to the Board; Luis suggested to publish them in the webpage and recommended contacting unit owner Caroline Sutton who thus far has been the webpage Administrator. Finally, he stated that several violations letters will be mailed indicating that these are well intentioned letters to preserve and respect the spirit of the Declaration of Condominium for the benefit of all owners and residents. Alexis received several complaints from owners upset with the service of the laundry company.

Adjournment: 8.56 PM

Luis Ribas
Luis Ribas
- board secretary -