

Monte Carlo Townhomes Homeowners' Association Inc
Board of Directors Meeting
Thursday, May 25th, 2023
Pool Area
1081 NW 100th Ave
Pembroke Pines, FL 33024

Adiy Israel	Present
Andre Holder	Present
Cristina Deiotte	Present
Denia Sandefur	Present
Jonathan Perdomo	Present

Also present was Barbara Roque, LCAM, of GRS Management, Inc. and eleven (11) homeowners.

The meeting was called to order by Mr. Perdomo at 6:35 PM.

Roll call was taken, and quorum of the Board was established.

Notice of the meeting was posted at the property and sent via e-mail blast to homeowners, forty-eight (48) hours prior to the meeting.

Motion to approve the minutes from the April Board Meeting was made by Mrs. Sandefur; seconded by Mrs. Deiotte - all in favor.

A discussion was held regarding the performance of the landscaping maintenance in the community. The Board agreed that the company Figueredo Landscaping was not performing well.

A few weeks before, Ms. Israel gave a contact information to Barbara Roque, LCAM about another landscaping company (Ignacio Landscaping). Barbara Roque, LCAM contacted the company and conducted a walkthrough with them in the community and explained the expectations of the homeowners and the Board members.

Ignacio Landscaping sent GRS Management, Inc. the proposal and the proposal was accepted.

Motion to cancel the contract with Figueredo Landscaping company was made by Mrs. Deiotte; seconded by Mr. Perdomo- all in favor.

Motion to accept Ignacio Landscaping company as the new landscaping vendor was made by Ms. Israel; seconded by Mrs. Deiotte - all in favor.

The Board informed the homeowners regarding the loan application that is in progress with Truist bank.

Motion to approve for the Board to move forward with the Truist loan request for the purpose of funding the roof replacement project for Monte Carlo Townhomes (Pembroke Pines, FL), and for the repayment source to be via a special assessment to all Homeowners/Members of the Monte Carlo Townhomes Association was made by Mrs. Deiotte; seconded by Mr. Perdomo - all in favor.

An owner had a question about the interest rates on the loan and asked the Board about the possibility of continuing with the application with Banco Popular that was being overseen by GRS Management, Inc.

Motion to submit other applications with other banks for competitive interest rates and terms was made by Mr. Perdomo; seconded by Mrs. Sandefur - all in favor.

The Board explained to the homeowners the necessity of a collection agency to handle past-due balances of sixty (60) to ninety (90) days or greater.

Motion to approve the collections company Axela was made by Mrs. Deiotte; seconded by Mr. Perdomo - all in favor.

Barbara Roque, LCAM in conjunction with the Board explained how helpful it would be to have a Violations Committee in the community. Barbara Roque, LCAM advised about the responsibilities of this committee and the importance of its implementation.

Motion to establish a Violations Committee with three non-Board members was made by Mrs. Sandefur; seconded by Mrs. Deiotte - all in favor.

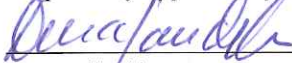
Three homeowners agreed and accepted to be a part of the Violations Committee. The Violations Committee members are as follows: David Bell Acct #1061, Martha Rivera Acct #0901 and Robert King Acct #1001.

Mrs. Deiotte spoke about the Association's 8-year Comcast agreement. The Board reviewed the contract and noted that the Association pays Comcast roughly \$5,800 a month/\$70,000 in the next year. The Board suggested sending Comcast a letter of appeal to early terminate the contract, which has one year remaining, in order to reinvest these funds towards much needed communal repairs and upcoming projects to help reduce the need for special assessments.

Motion to approve for the Board to send Comcast an appeal letter to early terminate the existing 8-year Bulk contract that's set to expire in one year (June 2024), and, if Comcast denies our request for early termination, for the Board to not renew the Bulk contract and provide any notices required under the contract to terminate the agreement was made by Mr. Holder; seconded by Mrs. Deiotte - all in favor.

With no further business to discuss, motion to adjourn the meeting at 7:35PM was made by Mrs. Deiotte; seconded by Mr. Perdomo - all in favor.

Respectfully approved by:



Transcribed by GRS Management, Inc.

on behalf of the Board of Directors of Monte Carlo Townhomes Homeowners' Association, Inc.

**MONTE CARLO TOWNHOMES
HOMEOWNERS' ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN in accordance with the Bylaws of the Association, as well as in accordance with Chapter 720 Florida Statutes, that a meeting of the Board of Directors of Monte Carlo Townhomes Homeowners' Association, Inc., will be held as follows:

To:	All Unit Owners
From:	The Board of Directors
Date:	Thursday, May 25 th , 2023
Time:	6:30PM
Place:	Pool Area 1081 NW 100 th Ave Pembroke Pines, FL 33024
Subject:	Board of Directors' Meeting

AGENDA

1. Call meeting to order
2. Establishment of quorum
3. Proof of notice of meeting
4. Reading and disposal of prior Board meeting minutes
5. Ignacio Landscaping Presentation
6. Establish a Fining Committee
7. Old and New Business
8. Adjournment