

Monte Carlo Townhomes Homeowners' Association Inc
Board of Directors Meeting
Wednesday, February 15th, 2023
Pool Area
1081 NW 100th Ave
Pembroke Pines, FL 33024

Adiy Israel	Present
Andre Holder	Present
Cristina Deiotte	Present
Jonathan Perdomo	Present
Martha Rivera	Present

Also present was Barbara Roque, LCAM, of GRS Management, Inc. and thirteen (13) homeowners.

The meeting was called to order by Mrs. Rivera at 6:33 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 owners, forty-eight (48) hours prior to the meeting.

Mrs. Rivera announced her resignation to the owners present as she submitted her resignation two (2) weeks prior to the meeting and wanted to explain to the owners why she made her decision. One of the reasons provided by Mrs. Rivera was that she felt that the other members have not given her the proper respect as President of the Board of Directors.

Mrs. Rivera informed the owners that the accounting and handling of the Association's financials are currently being handled by the Treasurer, Adiy Israel. Mrs. Rivera stated that the Vice President, Mr. Perdomo, suggested it would be in the Association's best interest to have GRS Management, Inc. handle the accounting services for now and Mrs. Israel had stated that she would resign if the Board decided to make that decision.

Mrs. Rivera informed that there were certain matters that have been brought to her attention by the Treasurer, such as a debit card that was issued on behalf of the Association and she wanted to clarify that she is against the use of a debit card or a credit card for the Association.

Barbara Roque, LCAM, communicated to the Board and the owners present, that it is illegal to have a credit card or debit card for an Association and she recommended it be cancelled immediately.

David Bell (Acct #1061) agreed that credit cards are not permitted in any Association and recommended that the Board of Directors cancel the card as soon as possible.

Mrs. Israel explained that the Board of Directors had not known about the credit card issue and assured that they will cancel it. She informed the owners that the accounting department resigned almost immediately after they were appointed to the Board and that they are now trying to resolve the accounting issues.

Mrs. Israel explained that due to the situation with the accounting department, the Board of Directors decided it was best to have owners send their maintenance dues to the Association's mailbox in Monte

Carlo as it will make the process easier. Unfortunately, it will be the only method of payment for maintenance dues until the Board of Directors decide how to proceed.

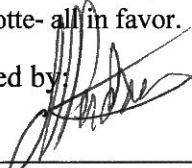
Mrs. Rivera recommended that the Board of Directors remove Mrs. Israel as Treasurer and from the Board of Directors, for her reasons previously stated.

A discussion was held and the Board did not agree with the petition from Mrs. Rivera.

A discussion was held and the Board agreed to appoint another Board member during the next meeting.

With no further business to discuss, motion to adjourn the meeting at 7:09PM was made by Mrs. Rivera; seconded by Mrs. Deiotte- all in favor.

Respectfully approved by:

A handwritten signature in black ink, appearing to be 'Mrs. Deiotte', written over a horizontal line.

Transcribed by GRS Management, Inc.

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