

Monte Carlo Townhomes Homeowners' Association Inc  
Board of Directors Meeting  
Tuesday, April 25<sup>th</sup>, 2023  
Pool Area  
1081 NW 100<sup>th</sup> Ave  
Pembroke Pines, FL 33024

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

Also present was Barbara Roque, LCAM, of GRS Management, Inc. and six (6) homeowners.

The meeting was called to order by Mrs. Sandefur 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.

Motion to approve the minutes from the last meeting was made by Ms. Deiotte, seconded by Mr. Holder- all in favor.

A discussion was held regarding financial updates and the current options for Owners to make association fee payments. Mr. Perdomo stated that they are trying to give owners more options to pay their dues through the Association Pay program being provided by Truist Bank.

The Board informed the owners that they have a meeting scheduled with Truist Bank to be able to complete the process.

The Board updated the owners regarding the FPL project to replace all the lampposts in the community. The Board stated that they already have the proposal, and they will review it and keep the owners updated.

Mrs. Roque (LCAM) discussed the pending payments from GRS Management and some vendors. Mrs. Israel explained that she is missing some invoices and that she recently processed some of the payments which were already mailed out.

Mr. Perdomo started a discussion regarding Comcast. He suggested the option to cancel the Comcast contract in order to reinvest those funds towards much needed capital improvements in the community. The Board will review the contract and will make a final decision on this matter at a future date.

With no further business to discuss, motion to adjourn the meeting at 7:15PM was made by 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.