

Monte Carlo Townhomes Homeowners' Association Inc
Board of Directors Meeting
Thursday, August 31st, 2023
Pool Area
1081 NW 100th Ave
Pembroke Pines, FL 33024

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

Also, present was Barbara Roque, LCAM, of GRS Management, Inc. and ten (10) 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 May Board Meeting was made by Mrs. Deiotte; seconded by Ms. Sandefur—all in favor.

The president of the board announced that Adiy Israel resigned from the board and brought a letter to support the resignation.

Mrs. Deiotte gave an update regarding the finances of the Association, including the Roof loan process. She explained that the board is trying to get a loan from three (3) different banks. The discussion included sharing preliminary feedback received from the banks.

Barbara Roque, LCAM, explained that the City of Pembroke Pines Code Enforcement Department visited the community and wrote a violation for the condition of the roofs. Barbara Roque, LCAM, and Mrs. Deiotte talked to the inspector and explained that the Association is working towards completing a roof replacement project soon. The inspector asked for the Association to keep the department updated on the progress of the renovation.

Mrs. Deiotte informed the owners that the Association will likely need to implement a Special Assessment to fund the roof renovation due to the roof quotes received. Specific details regarding a special assessment will be discussed at a later date.

Mrs. Deiotte explained that the number of units with past due maintenance fee balances is impeding the ability for the Association to be approved for a roof loan. The Association would need to lower this figure to be approved, per banks.

A brief discussion was held regarding the Association insurance. Mrs. Deiotte informed owners about the roof inspections and the appraisal that Citizen is requesting.

Barbara Roque, LCAM, sent two proposals to the board, regarding the inspections and the appraisal. This will be discussed and reviewed by the board.

Barbara Roque, LCAM, brought one proposal each for security cameras for the pool area and for the repair of the fence in the southeast corner of the property. The board requested two more proposals for both the cameras and the fence repair.

Barbara Roque, LCAM, brought the proposal from Ignacio Landscaping to perform the tree trimming in the community. Barbara Roque, LCAM, explained that the project was in the budget.

Motion to approve the proposal from Ignacio Landscaping for the tree trimming in the community was made by Mrs. Deiotte; seconded by Mrs. Sandefur- 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.