

Monte Carlo Townhomes Homeowners' Association Inc  
Board of Directors Meeting  
Thursday, October 26<sup>th</sup>, 2023  
Pool Area  
1081 NW 100<sup>th</sup> 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 seven (7) homeowners.

The meeting was called to order by Mr. Perdomo at 6:40 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.

Approval of the August Board Meeting Minutes was postponed until the next Board of Directors meeting due to pending updates to the draft meeting minutes.

Mrs. Deiotte informed the Owners that a key on a keychain was found by the mailboxes and that the owner may contact the Board or GRS if the key belongs to them.

Mrs. Deiotte mentioned that the Association is maintaining a list of Owners that would like to purchase a replacement pool key when the new copies become available.

Mrs. Deiotte shared that there is a vacancy on the Board and in the Grievance Committee (formerly known as the Violations Committee) and that the Board is accepting nominations for volunteers.

Due to the one vacancy on the Board and the need to assign a new Treasurer the positions of Vice President and Treasurer were re-assigned.

Motion to approve Denia Sandefur as Treasurer was made by Mr. Perdomo; seconded by Andre Holder - all in favor.

Motion to approve Cristina Deiotte as Vice President was made by Mr. Holder; seconded by Mr. Perdomo - all in favor.

A brief discussion was held regarding two pressure cleaning quotes received.

Motion to approve the Carlos Landscaping quote for pressure cleaning to be scheduled at a future date was made by Mrs. Deiotte; seconded by Mrs. Sandefur – all in favor.

Motion to authorize Association Attorney to send a “Cease and Desist” letter to Unit Owner of #964 for the unauthorized renting of their unit was made by Mrs. Deiotte; seconded by Mr. Perdomo – all in favor.

Motion to approve issuing a fine to Unit Owner of #964 as its been over ten (10) business days since GRS Management, Inc. gave initial notice to the Unit Owner. The fine is set at \$100.00 per day for this violation, up

to \$1000.00, as provided by the State of Florida Legislation governing Homeowners' Associations. Motion was made by Mrs. Deiotte; seconded by Mr. Perdomo – all in favor.

Motion to authorize the Association Attorney to provide the Unit Owner Notice of the Grievance Committee hearing whose purpose is to approve or disapprove the fine levied by the Board was made by Mrs. Deiotte; seconded by Mr. Perdomo – all in favor.

Motion to approve the Association Attorney to process Unit Owner of #964 for collections by sending a "Notice of Late Assessment" was made by Mrs. Deiotte; seconded by Mrs. Sandefur – all in favor.

An update was provided regarding the Association's five insurance policies that were renewed in October for the 2023-2024 renewal year.

Mrs. Deiotte provided a status of the roof loan process with the three banks and the progress that was made to meet some of the minimum requirements stipulated by the banks for approval. Mrs. Deiotte explained that the Association is in the process of hiring an accounting firm to handle all the financial matters of the Association and that this firm would be assisting with the creation of the 2024 budget and proposed increase to the maintenance fees to meet the banks' loan requirements.

Barbara Roque, LCAM, suggested that the Board consider ordering a reserve study to help with planning for future capital improvement projects.

Motion to approve ARB request for a like-for-like replacement of a fence for unit 1016 was made by Mrs. Deiotte; seconded by Mr. Perdomo – all in favor.

The Board provided an update on the tree trimming project that is underway and shared feedback from the landscaper. Additionally, certain owners would be contacted via email to schedule a time with the landscaper to trim specific trees that are hanging over their backyards and property.

Mr. Perdomo reminded Owners of the importance of immediately reporting suspicious activity seen in the neighborhood to the Pembroke Pines Police Department prior to reaching out to GRS and/or the Board. This ensures a timely response from police to be able to assist.

With no further business to discuss, motion to adjourn the meeting at 7:33PM was made by Mrs. Deiotte; seconded by Mr. Perdomo- all in favor.

Respectfully approved by:

 12/20/23

Transcribed by the Board of Directors of Monte Carlo Townhomes Homeowners' Association, Inc.