

Monte Carlo Townhomes Homeowners' Association, Inc.  
Board of Directors' Meeting  
Thursday, March 16, 2023  
6:30 PM  
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

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

The meeting was called to order by Barbara Roque, LCAM, at 6:30 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 appoint Denia Sandefur as Vice President was made by Mrs. Deiotte; seconded by Mr. Perdomo- all in favor. Mrs. Sandefur accepted her appointment.

A brief discussion was held regarding the sprinkler system and the vendor that performed the inspection. The vendor provided a proposal to maintain the irrigation system working properly and to make the necessary repairs. The Board of Directors wish to analyze different areas of the property and obtain more proposals.

Mrs. Rivera requested a refund via e-mail of a transaction she made while she was part of the Board.

Motion to approve Mrs. Rivera's refund request was made by Mrs. Deiotte; seconded by Mr. Perdomo- all in favor.

Mrs. Deiotte began the discussion regarding the Association's accounting and advised that the Board will begin using Truist for the Association's banking. She advised that all payments will be connected to QuickBooks and the Board of Directors will hire QuickBooks' bookkeeping services to manage the books and the accounting for the Association. All owners will be able to make the Association payments online. The Board of Directors will be sending notice of the payment information via e-mail and via USPS; the service will begin as of April 1<sup>st</sup>, 2023.

A discussion was held regarding the tree trimming. Barbara Roque, LCAM, informed the Board that Figueredo Landscaping has sent a proposal.

Mrs. Deiotte mentioned another company who walked the property with her and they will be sending an additional proposal. In addition, Mrs. Israel mentioned that she will send another company to be able to compare the rates.

A few owners present inquired about the status of the roof project. The Board of Directors informed the owners that they already have two proposals, one for approximately \$1.4 million and the other one for

approximately \$1.3 million. Barbara Roque, LCAM, will have three (3) more companies inspect the property and provide additional rates.

A few owners also inquired about the Association's loan status. Barbara Roque, LCAM, advised that GRS Management, Inc. is working on obtaining a loan with Popular Bank and Mrs. Deiotte expressed her interest in obtaining information from Truist Bank regarding different loan opportunities.

Mr. Perdomo informed owners about the FPL project to change all the light posts around the community to LED lights to be able to save electricity and add additional lighting around the community.

The Board discussed the possibility of changing the service from Comcast to AT&T or T-Mobile; they wish to review Comcast's contract in order to make their decision.

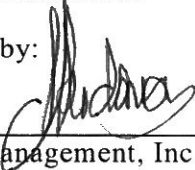
Mrs. Deiotte expressed the necessity of obtaining copies of pool keys and the difficulties the Association is having as the key is a Medeco key, in which the Association does not have the required card. Mr. Bell provided the Board with the contact information for a Locksmith who may be able to make copies.

A few owners present mentioned a few fences that are broken and in bad condition. One of the owners provided the contact information for a vendor who may be able to help and provide a proposal to change all fences in the community for a little less than other vendors.

A few owners inquired if the Association has a lot of owners in collection. Mrs. Israel mentioned that the Association does not have a lot of owners in collection and informed that with the new accounting system, the Board will be able to send more letters via QuickBooks.

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

Respectfully approved by:



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Transcribed by GRS Management, Inc.

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