

**Monte Carlo Townhomes Homeowners' Association Inc**  
**Board of Directors Meeting**  
**November 29<sup>th</sup>, 2022**  
**Pool Area**  
**1081 NW 100<sup>th</sup> Ave**  
**Pembroke Pines, FL 33024**

Alfonso Cruz	Present
Bryan Hagopian	Absent
David Bell	Present
Adiy Israel	Present
Jonathan Perdomo	Present

Also present was Barbara Roque, LCAM of GRS Management, Inc. and several homeowners.

The meeting was called to order by Mr. Bell at 6:30 PM and quorum of the Board was established.

Proof of notice of the meeting was confirmed.

Motion to approve the prior meeting minutes was made by Mr. Bell; seconded by Mr. Cruz- all in favor.

Mr. Bell welcomed the new Board members, Adiy Israel and Jonathan Perdomo. Mr. Bell explained the function and responsibilities of the Board of Directors to the new members and the homeowners present; as well as the protocol for meetings.

Mr. Perdomo suggested holding a meeting once a month for a few months, until the Association adjusts to the changes and to be able to address all pending projects. Mr. Bell proposed to begin the monthly meetings in December 2022 and re-evaluate the situation in March 2023, where the Board may decide to continue monthly meetings or resume quarterly meetings.

Motion to change the frequency of the Board meetings temporarily was made by Mr. Bell; seconded by Mr. Cruz- all in favor.

A discussion was held regarding the holiday lights and landscaping at the property's entrance. The Board of Directors agreed to obtain quotes for holiday lights and landscaping improvements; Barbara Roque, LCAM, and Mrs. Israel will work together to obtain proposals.

Mrs. Israel inquired about the light pole at the northside of the property as it seems as though it is falling towards the side of one of the homes. Barbara Roque, LCAM, advised she will obtain a proposal to repair it.

A discussion as held regarding communication with homeowners. The members present and the Board of Directors suggested buying a sign which may be placed in a conspicuous

area. Barbara Roque, LCAM, recommended obtaining a temporary sign to be placed near the mailboxes and see if it works with the community before purchasing a permanent one.

Mr. Cruz explained to the owners that the Association is in the process of obtaining funds to change the roofs of the property. He mentioned facts about the financials of the community and explained the process of obtaining the funds in order to get the roofs completed.

The owner of unit 1162 advised that he has been experiencing issues with his roof. Barbara Roque, LCAM, advised that the roofing company was sent out for a third time, however, the leak continued. The owner mentioned that he had to put a cover on the roof and was requesting a refund.

Motion to reimburse the amount of \$875.00 to the owner of unit 1162 was made by Mr. Perdomo; seconded by Mr. Bell- all in favor.

With no further business to discuss, the meeting was adjourned at 8:30 PM.

Approved by: Alfonso Cruz

Respectfully submitted by:  
GRS Management, Inc. on behalf of the Board of Directors of  
Monte Carlo Townhomes Homeowners' Association, Inc.