

VERSAILLES GARDENS I CONDOMINIUM ASSOCIATION, INC.

Special Assessment Meeting Notice

Dear Unit Owners:

This is to inform you that a Meeting of the Board of Directors for the purpose of passing a special assessment will take place on **Thursday, September 19, 2024 at 7:00 PM** in the Clubhouse.

The special assessment monies will cover the following:

Tree Trimming.....	\$ 11,600.00
Reserve Study needed as of 1/1/25 – Oct. 2024 to Dec. 2024....	\$ 10,000.00
Milestone Inspection needed as of 1/1/25-Oct. 2024 to Dec. 2024.....	\$ 30,000.00
Insurance Increase October 2024 to September 2025.....	\$ 135,000.00
Illumination Project 40 Year October 2024 to June 2025.....	\$ 378,500.00
Resurfacing of all Common Areas - April 2025 to June 2025.....	\$ 195,000.00
Emergency Elevator Repairs Bldg. 9401 April 2025 to June 2025.....	\$ 15,970.00
Cleaning Dryer Vents in all 4 Buildings- April 2025 to June 2025...	\$ 25,200.00
10% Administrative Fee to cover past due accounts.....	<u>\$ 80,127.00</u>
	\$ 881,397.00

Once approved; you will need to start paying for three of the above projects as of October, 2024. Below is how you will be making payments.

Special Assessment for Tree Trimming will be paid as follows:

If your maintenance payment is:

You will Make One (1) Time Payment on 10/1/24 of:

\$273.69	\$40.09 x 1 Payment
\$455.57	\$66.73 x 1 Payment
\$389.89	\$57.11 x 1 Payment
\$358.18	\$52.46 x 1 Payment

Special Assessment for the Reserve Study and Milestone Inspection will be paid as follows:

If your maintenance payment is:

You will pay from 10/1/24 to 12/1/24:

\$273.69	\$46.08 x 3 Payments
\$455.57	\$76.70 x 3 Payments
\$389.89	\$65.64 x 3 Payments
\$358.18	\$60.30 x 3 Payments

Special Assessment for the Illumination Project will be paid as follows:

If your maintenance payment is:

You will pay from 10/1/24 to 3/1/25:

\$273.69	\$218.02 x 6 Payments
\$455.57	\$362.91 x 6 Payments
\$389.89	\$310.59 x 6 Payments
\$358.18	\$285.33 x 6 Payment

Special Assessment for Insurance Increase will be paid as follows:

If your maintenance payment is:

You will pay from 10/1/24 to 8/1/25:

\$273.69	\$42.41 x 11 Payments
\$455.57	\$70.60 x 11 Payments
\$389.89	\$60.42 x 11 Payments
\$358.18	\$55.51 x 11 Payments

Special Assessment for the Paving Repairs, Duct Cleaning and Elevator Repairs will be paid in 2025 as follows:

If your maintenance payment is:

You will pay from 4/1/25 to 6/1/25:

\$273.69	\$272.08 x 3 Payments
\$455.57	\$452.89 x 3 Payments
\$389.89	\$387.60 x 3 Payments
\$358.18	\$356.08 x 3 Payments

THE BOARD DECIDED TO USE DIFFERENT DATES TO MAKE PAYMENTS IN ORDER TO MAKE IT EASIER FOR OWNERS TO PAY.

If you have any questions or concerns, contact J&M Condo. Management or be present at the meeting.

Yours truly,

The Board of Directors,
Versailles Gardens I Condominium Association, Inc.
305-393-8196

Dated: September 4th, 2024

VERSAILLES GARDENS I CONDOMINIUM ASSOCIATION, INC.

Aviso de Reunion de Cuota Especial

Estimado Propietarios:

Por la presente le informamos que el **Martes, Septiembre 19, 2024 a las 7:00PM en la CasaClub** habra una reunion de la Junta de Directors con el proposito de pasar una cuota especial.

A continuacion el detalle de como se utilizara el dinero colectado:

Pode de Arboles.....	\$ 11,600.00
Estudio de las Reservas necesario a partir de 1/1/25 – Oct. 2024 a Dic. 2024..	\$ 10,000.00
Inspeccion Milestone necesario a partir de 1/1/25-Oct. 2024 a Dic. 2024.....	\$ 30,000.00
Aumento de las Polizas de Seguro - Octubre 2024 a Sept. 2025....	\$ 135,000.00
Proyecto de Iluminacion de los 40 años - Octubre 2024 a Junio 205...	\$ 378,500.00
Repavimentacion de todas las area comunes- Abril 2025 a Junio 2025...	\$ 195,000.00
Reparacion de Emergencia del Elevador del 9401-Abril 2025 a Junio 2025..	\$ 15,970.00
Limpieza de los Conductos de las Secadoras-Abril 2025 a Junio 2025.....	\$ 25,200.00
10% Servicio de Administracion por cuentas atrasadas.....	\$ 80,127.00
	\$ 881,397.00

Una vez aprobada esta nueva cuota especial, comenzara a pagar a partir de Octubre 2024. A continuacion vera como se haran los pagos de estos proyectos.

Cuota Especial para el Pode de Arboles se pagara de la siguiente manera:

Si Su Mantenimiento es:

Usted hara un Solo Pago en Octubre 2024 de:

\$273.69
\$455.57
\$389.89
\$358.18

\$40.09 x 1 Pago
\$66.73 x 1 Pago
\$57.11 x 1 Pago
\$52.46 x 1 Pago

Cuota Especial para la Inspeccion de Milestone y el Estudio de las Reservas se pagara de la siguiente manera:

Si Su Mantenimiento es:

Usted pagara de 10/1/24 hasta 12/1/24:

\$273.69
\$455.57
\$389.89
\$358.18

\$46.08 x 3 Pagos
\$76.70 x 3 Pagos
\$65.64 x 3 Pagos
\$60.30 x 3 Pagos

Cuota Especial para el Proyecto de Iluminacion se pagara de la siguiente manera:

Si Su Mantenimiento es:

\$273.69
\$455.57
\$389.89
\$358.18

Usted pagara a partir de 10/1/24 hasta 3/1/25:

\$218.02 x 6 Pagos
\$362.91 x 6 Pagos
\$310.59 x 6 Pagos
\$285.33 x 6 Pagos

Cuota Especial para el Aumento del Seguro se pagara de la siguiente manera:

Si Su Mantenimiento es:

\$273.69
\$455.57
\$389.89
\$358.18

Usted pagara a partir de 10/1/24 hasta 8/1/25:

\$42.41 x 11 Payments
\$70.60 x 11 Payments
\$60.42 x 11 Payments
\$55.51 x 11 Payments

Los pagos de la Cuota Especial para Repavimentacion, Reparacion del Elevador del 9401 y Limpieza de los Conductos de las Secadoras seran en el 2025 y se haran de la siguiente manera:

Si Su Mantenimiento es:

\$273.69
\$455.57
\$389.89
\$358.18

Usted pagara a partir de 4/1/25 hasta 6/1/25:

\$272.08 x 3 Payments
\$452.89 x 3 Payments
\$387.60 x 3 Payments
\$356.08 x 3 Payments

LA JUNTA DIRECTIVA DECIDIO USAR FECHAS DIFERENTES PARA ESTA CUOTA ESPECIAL CON EL FIN DE ALIBIAR UN POCO CON LOS PAGOS.

Si tiene alguna pregunta o duda, llame a las oficinas de J&M Condo. Management o este presente la noche de la Reunion.

Atentamente,

La Junta de Directores,
Versailles Gardens I Condominium Association, Inc.
305-393-8196

Fechado: Septiembre 4, 2024