

VERSAILLES GARDENS I CONDOMINIUM ASSOCIATION, INC.
ASSOCIATION MEETING MINUTES
September 23, 2016

BOARD OF DIRECTORS AND MEMBERS MEETING

The meeting was called to order at 6:25 pm.

The Board members present were Norma Gonzalez, Omaira Gil, Alberto Prado, Jorge E Alfonso and Ana Menendez. Quorum was met by Board members present and meeting able to proceed. A sign in sheet of owners present at the meeting is attached.

Owner Yoel Morales invited a media camera man from a news media outlet to attend the meeting and video tape the Board meeting and all the owners. Many owners said that they did not want to be on tv or interviewed and were tired of owners calling the media to come to meetings and disrupt the meeting. Attorney asked the cameraman to remove the equipment from the meeting area and not to tape the meeting since this was private meeting for owners only. The cameraman continued to videotape the Attorney and said he was invited. Once again, the Attorney advised the cameraman who continued to film and record the communication and the owners present that although he was invited to the property, he was not allowed into the meeting. He was advised that he could be on the common elements or the limited common elements or the private resident of an owner that authorized or invited him but he could not attend the closed meeting because he was not an owner. The camera man continued to film and Yoel Morales brought out a video camera and a tripod and filmed the exchange and got very close to the attorney. The Attorney asked the police officer to ask the cameraman to remove himself from the area of the meeting and the officer instructed the cameraman to step away from the meeting area. Many owners screamed and said that constitutional rights were violated and that it was illegal for the Attorney to ask the cameraman, a non owner, to leave the area of the meeting and the cameraman then began to take video interviews of the owners who were criticizing the expulsion of the cameraman and this continued for 10+ minutes. At the same time, many owners yelled out "we don't want to be on tv", "leave the meeting" "why do you cause problems and call the media?"

The attorney, property manager, Carmen Corbo Rodriguez and Board sat at the table and a motion to approve the prior minutes was tabled for the next meeting. The motion was made by Norma and Omaira, Jorge, Alberto, Ana approved The Motion was passed

Norma asked the attorney Angelica Young to call the meeting to order.

The Notice of Meeting was reviewed, it was agreed that it was posted and notification requirements were met.

The attorney explained that the purpose of the meeting was to consider and pass a Special Assessment (SP) in order to collect all the monies the association needs to pay off debts, unpaid bills and to collect the monies needed to bring the property into compliance as follows:

Engineer Plans and Survey needed for 40 year recertification	\$44,600
-Explained to owners why this is necessary	
Jomarron Attorney- Legal Work in the past and still pending	\$23,000
-Explained that prior boards had retained attorney and he was still working on active cases	
Baldy Martinez Attorney-Legal work in the past	\$67,000
-Explained that prior boards had retained attorney, worked on 3 recalls, etc.	
Sordo and Assoc.-Legal Work in the past	\$ 4,000
-Explained that Association had already paid \$4,000 to firm as part of settlement agreement and that via the SP, the operating account would recover that amount.	
Sordo and Assoc.-Legal Work in the past	\$18,000
-Explained that Association had been sued by Sordo, payment plan reached and this was the remainder that was owed to Sordo.	
Dania Fernandez Attorney-Current lawyer working on cases and DBPR matters	\$23,000
-Explained that Association has to pay the legal work done until now	
Legal case #13-000397-Judgement due to this plaintiff	\$40,000
-Explained that a former owner loaned the Association money. Association did not pay the loan back and now the Association has a judgment it must satisfy.	
Owners advised that case information was available to anyone seeking documents at the property managers office.	
Litigation Cases pending in the Court	\$100,000
-Explained that the Association has multiple legal cases open and they must be defended and worked on. These monies are set aside for payment of these cases.	
Florida Advance Property-former property manager	\$9,000
-Explained that they handled the Association's property management before and that the Association canceled the contract improperly and a legal settlement was reached.	
Explained that so far the Association has paid \$9,000 in settlement proceeds from operating account and needs to recover that shortfall via the SP.	
Florida Advance Property-former property manager	\$6,000
-Explained that Association was sued because it improperly canceled the contract, via prior boards decision and the Association now has this amount left to pay off the settlement agreement and needs to collect this sum to pay off the debt.	

Renovation Property Management- former property manager	\$5,972
-Explained that this company worked for association for about 4 months and when Yoel Morales joined the Board, there was a problem between Board and Renovations and contract improperly broken. Also, Renovations loaned Association money and it has not been repaid.	
American Natl Elevator- former elevator service and maintenance contractor	\$20,915
-Explained that this was the former elevator company that worked under a contract with prior board and that they were not paid and now were threatening to sue Association	
Golden Security Company- current security service provider	\$17,783
-Explained that the current security company is owed this money, unpaid by prior board administrations and the debt must be paid to avoid a lawsuit against the Association.	
Miami Dade Water and Sewer- debt owed for water charges unpaid for 2015	\$13,755
-Explained that prior board administration did not pay the water bills and this is the amount that is owed to the water provider.	
Miami Dade Water and Sewer- debt owed for 2015	\$3,000
-Explained that this amount was paid by Association recently through the operating account and this amount created a shortfall which has to be collected via the SA.	
Surveillance Cameras- anticipated cost for equipment	\$11,000
-Explained that surveillance cameras have to be placed due to the drugs and criminal activity happening at the property and because the security personnel will be cut back and this will necessitate for the property to under security surveillance.	
Elevator Repairs – estimated cost to upgrade elevators	\$20,000
-Explained that the elevators have not been in code compliance since 2008 approx and they have to be fixed to receive certificates for operation.	
2015 Year End Audit- necessary to be done per Declaration and Florida Statute	\$3,500
-Explained that the Association must have a year end audit for 2015.	
DBPR – existing fines owed to the DBPR	\$2,978
-Explained that the Association owes the DBPR fines and costs for prior problems	
Fees owed on Violations- for prior years and current year	\$186,000
-Explained that the Association has been in violation of fire and county ordinances for years since approximately 2008 and these violations have been ignored and not paid. Explained that these can no longer be ignored, the county has offered a payment plan and the Association collect funds to pay the fines.	
Cost of 40 year recertification for property	\$150,000
-Explained that the buildings must be recertified by the County every 40 years and then every 10 years. This has been ignored and not addressed by prior administrations and now the property is in a "unsafe structure" condition by the County. Explained that Attorney, President, Director Ana Menendez and Property Manager and Engineer went to County Hearing, spoke to Monty Lee, Director and he gave Association 120 day extension to get permits issued.	
Anticipated Shortfall from non paying units for the Special Assessment	\$20,000
-Explained that some units will not pay and the Board calculates that amount will need to be collected to cover the shortfall.	
-Total amount calculated is \$789,503	
Administrative fee 2.5% of SA to cover the 30 months of collection and supervision of SA by manager of the accounts, receivables, payments, supervision	\$19,738
Total Special Assessment Amount	\$809,241

Although the SP funds are needed immediately, the Board decided to consider passing it over a 30 month time period which would cost
Units A = \$2,542.64 or \$84.75 at 30 monthly payments
Units B = \$3,327.60 or \$110.92 at 30 monthly payments
Units C = \$3,622.16 or \$120.74 at 30 monthly payments
Units D = \$4,232.33 or \$141.08 at 30 monthly payments

Comments open to the owners:

#9431-205 stated that increase was not welcomed but understood the Association had to pay its bills and would pay SA.

#9441-112 and unit 312 stated that she wanted to pay what was needed to clear the Associations debts and she felt that the Association needed a contingency account to cover budget shortfalls and she would pay the SA.

9432-110 stated that what happens to the persons that don't pay the SA. Attorney said there is a collection policy in place.

Owners applauded.

9401-103 stated that she has seen the "unsafe structure" notices posted by the County and wants them removed and wants to pay what needs to be paid to bring the property into compliance and thinks the 30 month payment plan is good.

9411-209 stated that the Board is not doing good, that attorneys take all the money and don't do anything, that the property needs to be given over to the government so that they can run the property and take it out of the control of the board. He was interrupted by an owner that told him that why did 9411-209 not do anything to fix the problems when he was on the Board and why did he cause the Association problems and why when he was on the Board did he not give the Association to the government then? Interrupting owner asked to stop interruptions. 9411-209 said he had gone personally to the unsafe structure meeting that week at the County office and that no one from the Board was present. Attorney interjected that his statement was not true, that not only was Attorney, property

manager and 2 directors present with the Engineer at the County appointment but also that Attorney negotiated the time extension for the Association directly with the Director, Monty Lee and that he 9411-209 was there, saw this happening and should not mislead the owners with improper statements. 9411-209 said that Attorney's statement was not true and continued to make incorrect statements to the owners and said again that the Association should be turned over to the government.

9401-306 asked how much was each units delinquency in payments. Advised that a request for inspection of records from the property manager would advise the owner of that amount.

9431-308 asked why the prior boards mismanagement and taking of money was not prosecuted and why was this new Board not suing the former boards. Attorney said that there was no evidence that prior boards took money and that comments like that without evidence should not be made since it was possibly defamatory. Also said that the Association could pay for a forensic audit to discover if money was improperly taken or used. Owner said to do that and Board responded that forensic audit costs thousands of dollars and requires documentation that the Association does not have because the paperwork, the official records were not properly maintained, filed by prior administrations and now are in the property managers possession.

9401-408 asked if an extension of time was given to the Association to get the 40 year project going. Responded to that yes the Association received an extension from Director Monty Lee.

9411-106, 9431-402 stated that the owners making statements out of turn and disrupting the meeting should allow the Board to follow the Agenda and that owners did not participate in the vote to waive the reserves and that now people are angry but those same people do not participate. Suggested that the SA should pass to pay debts, to fix elevators, to get the property back in shape.

9401-410 said that this meeting and this Board was the first time in a long time that he had received any communication because prior Boards did not communicate, did not inform and ignored the problems of the Association. This Board was making an effort, was giving information and was inheriting a lot of problems from prior administrations and this Board had his vote of confidence. He stated that he wanted to know how the SA would be handled. Property Manager explained that a separate account would be opened, processed and transparent for any owner to review. Said that she had a CPA license and a LCAM license and she was not going to risk her licenses over not doing things correctly at Versailles. Property Manager said that if SA passed, each owner should make 2 separate checks every month to avoid comingling the payments and separate payments and separate deposits would help with transparency of the process. She said that she could not personally guarantee that funds would be properly managed because she was here today as the property manager and could only stand for her work done while she was working at Versailles. If another Board, government or property manager took over, she could not guarantee what could happen. Owners clapped, but other owners yelled statements and insults.

No further comments were received and vote was taken of the Board.

Norma voted in favor of passing the SA

Jorge voted in favor of passing the SA

Albert voted in favor of passing the SA

Ana voted in favor of passing the SA

Omaira voted in favor of passing the SA

All directors in favor unanimously of passing the SA and announced.

Owners were speaking out of turn and shouting things to each other and to the Board.

Owner 9411-209 said he had not been allowed to continue to speak and he wanted to speak again and began to say that the owners were not thinking clearly and could not vote in favor of the SA because they were not being told everything. That a receiver and government should take over the property and take it from the hands of the owners, from the attorneys who took all the money and repeated this several times. Norma, President, said that she remembered when the Association was given to a receiver who passed an immediate SA of more than \$3,000 to pay in 1 month and that it was chaos and then resolved nothing. That a Receiver was just a temporary remedy that was going to cost each owner thousands of dollars and ultimately the owners had to run the Association, not the government. She said that her statement concluded the meeting and meeting closed at 7:25 pm

Some owners said that they had not voted against the SA and that it was illegal for the Board to pass the SA without the owners vote and that all this was illegal and they would report this to the news media, to the DBPR and to the police.

Attorney and property manager asked for police monitoring to leave as did board members.

Respectfully Submitted,
Omaira Gil

Minutes Accepted on _____, 2016 by

Norma Gonzalez

Omaira Gil

Alberto Prado

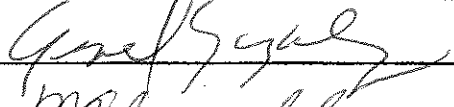
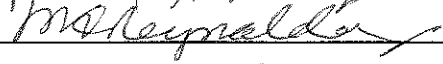
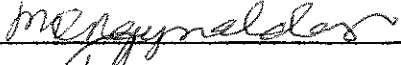

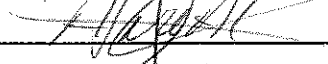




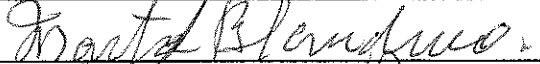
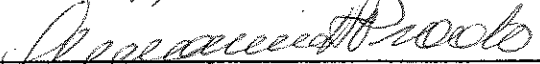

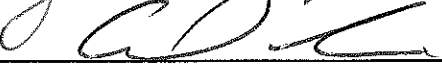


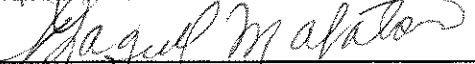






Ana Menendez

Jorge E. Alfonso

VERSAILLES GARDENS 1 CONDOMINIUM ASSOCIATION, INC.
SIGN IN SHEET

MEETING DATE: 9/23/16

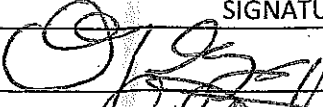

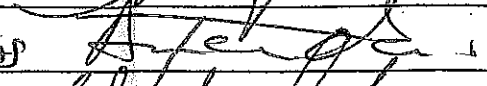

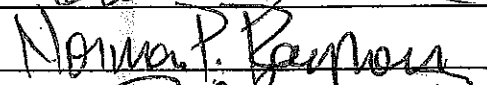
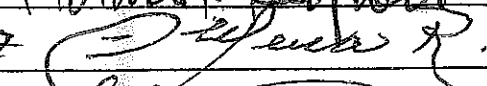
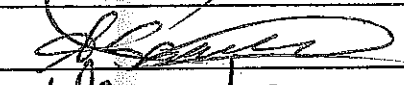
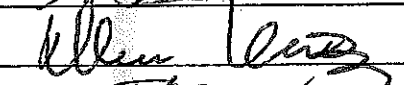
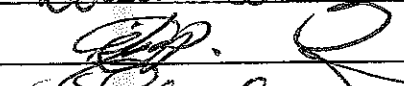
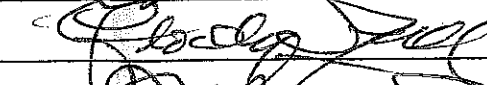
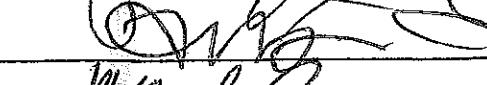
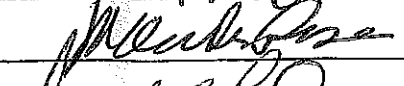









MEETING FOR: SPECIAL ASSESSMENT 2016

BLDG#-APT#	PRINT NAME	SIGNATURE
9411 #213	Angel Gonzalez	
9441 #112	MARIA C. REYNARDOS	
9441 #312	MARIA C. REYNARDOS	
9411 #407	Paul y Maria Alvarez	
9441 #211	ANIBAL GABRIEL	
9401 #408	FRANCISCO TRIVAS	
9441/214	ISAAC & SALVADORA CATINA	
9441/410	Olga Reyes	
9441/310	Ana T. Garbua	
9441/411	MARTA BLANDINO	
9411/212	Anameria Prado	
9401/203	Jenny Watson	
9411/413	GABRIEL LAMAS	
9411/213	Rosa Cueto	
9401/207	Maria Torres	
9401/104	Maguel Maldonado	
9401/105	KEIKO CASTRO	
9431/403	JUANA B. CRUZ	
9401/103	MARIA A. ARAGON	
9401/306	EDUARDO ORTEGA	
9411/311	Jesús M. Redruello	
9431/211	LUISA Fdez. Calienes	

VERSAILLES GARDENS 1 CONDOMINIUM ASSOCIATION, INC.
SIGN IN SHEET

MEETING DATE: 9/23/16

MEETING FOR: Special Assessment 2016

BLDG#-APT#	PRINT NAME	SIGNATURE
9431-314	I. Gonzalez	
9431-110	BLADYS GONZALEZ	
94-31-311	Jorge y Amanda Ceballos	
94-31-405	Claudia Escobar	
9401-312	NORMA P. KAYNERI	
9441-406	ALEXANDRIA MORA	
9441-405	Geelys Sagueda	
9431-305	Ileana Gonzalez	
9431-108	Evilhermina Pico	
9431-112	G.G. Lopez	
9431-405	Valentina Imborn	
9431-205	Mercedes Rosa	
9441 #110	ISABEL REGAL	
9441 #309	JUAN SANCHEZ	
9401 #410	CENOBIO CERCEDA	
9431-113	MIGUEL CATALA	
9431-108	Conrado Morgan	
9431-402	Zully Ruiz	
9441-106	Zully Ruiz	
9401-210	ALBERTO PAGO	
9431-409	NORMA GONZALEZ	
9431-210	Jorge Alfonso	