

WESTLAND PLAZA GARDENS CONDOMINIUM ASSOCIATION, INC.

1300 W. 53rd Street, Hialeah, FL 33012

westlandplazahoa@gmail.com

MEETING MINUTES

DATE: 02/20/2025

TIME: 7:00 PM

PLACE: WETLAND PLAZA GARDENS 1300 WEST 53 ST

FACILITATOR: DANIEL ROMEU

IN ATTENDANCE: SEE ATTACH "A"

APPROVAL OF MINUTES: The minutes were read and approved by the attendance.

BOARD

The Board members were introduced. Felix Garcia, the president of the board of directors appointed Daniel Romeu as a host to keep order and discipline during the meeting. Ms. Lissette de la Paz was officially introduced and confirmed as the new treasurer of the board and all present voted in favor. Also, Whitman Nunez was confirmed by the majority present as the new member of the board to replace Ms. Zaida Alicea who resigned on February 12, 2025.

PRESIDENT'S REPORT

Mr. Felix Garcia, the president of BOD presented a list of achievements obtained in a short period of time since the Property Management Company was fired. See Attach "B"

ISSUES DISCUSSED

1. BOARD

The board of directors convened to address the election of new members following the resignation of Ms. Zaida on February 12. Subsequently, the members voted to appoint Ms. Whitman to the board, and she was later designated as the new secretary by the board of directors.

Mr. Félix García. President

Mrs. Lissette de la Paz. Treasurer

Ms. Whitman Nunez Secretary

2. EXPLAIN THE REASONS FOR THE DISMISSAL OF HIGHTOWER PROPERTY MANAGEMENT.

The decision has been made to terminate the contract with the company due to irreconcilable differences between the parties. This decision is primarily attributed to the company's inadequate performance in fulfilling its obligations related to building maintenance and a lack of transparency in financial management. Consequently, we are unable to disclose further information as we are currently engaged in legal proceedings concerning this contract termination.

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3. ASUNTOS GENERALES.

The unit owner expressed concerns regarding the legal actions being undertaken by the association against the property management company. Specifically, they highlighted the potential risks associated with an unfavorable court outcome and the financial repercussions that it may ensue for the association.

The board engaged in a comprehensive discussion regarding the status of the Milestone Inspection and the 40-year certification, effectively addressing the concerns expressed by the unit's owners.

The meeting addressed the laundry operations, highlighting the successful contract obtained through negotiations with the vendor. It was resolved to upgrade all laundry machines to more efficient models and to introduce a streamlined payment system utilizing cards rather than coins. Furthermore, the discussion encompassed the cleaning and maintenance protocols for the building's hygiene, emphasizing labor frequency and associated costs. Participants conveyed their approval of the significant improvements realized within a brief period.

4. CONCERNS ABOUT FINANCIAL STATUS.

The board provided a detailed explanation regarding the monthly bills that need to be settled and emphasized the importance of timely collection of the association fees. This is crucial to prevent late fees and ensure sufficient funds are available to meet all financial obligations, as the association fee represents the sole source of income to address these matters.

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ATTACH "B"

1. All relevant information was requested from Hightower Property Management, and we are currently awaiting their response.
2. An independent audit of the financial management by this company was conducted, leading to the decision to terminate the contract due to irreconcilable differences, primarily stemming from their inadequate performance in building maintenance and a lack of transparency regarding financial matters. Consequently, we are unable to provide further details as we are engaged in legal proceedings related to this contract termination.
3. We attended a hearing in Hialeah to address the violations concerning the 40-year certification. We are actively working to resolve the violation related to the east side staircase of the building, which has a strict deadline to avoid significant fines. Unfortunately, we did not receive updates on the status of this violation from the contracted company.
4. We have closed all identifiable bank accounts and established a new account, revoking Hightower management's access. However, there are still accounts containing association funds that we have yet to recover.
5. All debris in the parking lot was successfully cleared, a task that the previous administration found challenging, and we accomplished this in just one day.
6. A new contract was negotiated with Waste Connection to add an additional trash bin on the west side of the building and to increase trash collection to six days a week at no extra cost.
7. The parking lot has been reorganized to enhance trash collection efficiency and improve the area's cleanliness.
8. Both parking lots were pressure cleaned at a significantly lower cost than previous estimates, as was the area where the pool was formerly located.

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9. We secured a favorable new contract with the laundry service provider, which includes a quarterly credit for allowing their equipment in our building. Additionally, all machines will be replaced with newer, more efficient models that operate with a user-provided card instead of coins.
10. We have regained access to the FPL and Gas accounts to facilitate timely online payments, thereby avoiding late fees and preventing bounced checks that had been an ongoing issue.
11. Thanks to the audit and the management of the former treasurer, Zaida Alicea, who resigned on February 12, we recovered \$2,500.00 that had been paid for an inspection that was never conducted. These funds were directly applied to settle outstanding insurance obligations.
12. An acceptable level of cleanliness has been maintained in the building, although the frequency of cleaning has been reduced due to financial constraints.
13. A new inspection for the 40-year certification was successfully arranged, as the inspection paid for by the previous administration in 2021 was never submitted to the city. Despite collecting funds for necessary repairs based on that inspection, the repairs were never initiated, resulting in multiple violations for the building.