

WESTLAND PLAZA GARDENS CONDOMINIUM ASSOCIATION, INC.

1300 W. 53rd Street, Ofc 39, Hialeah, FL 33012

westlandplazahoa@gmail.com

SPECIAL ASSESSMENT MEETING MINUTES

DATE: 03/21/2025

TIME: 7:00 PM

PLACE: WESTLAND PLAZA GARDENS 1300 WEST 53 ST. APT 1

FACILITATOR: DANIEL ROMEU

IN ATTENDANCE: SEE ATTACHMENT "A"

ISSUES DISCUSSED

1. The meeting was available via zoom for those who were unable to attend. The Board introduced the primary topic for discussion at tonight's meeting consisting of the current situation regarding the association's debt to the Hialeah Water Department. The water-related debt remains unresolved, but resolution is possible with a new assessment, ensuring compliance with the city's payment plan proposal.

Following multiple interactions with the Hialeah Water Department, the association secured a final offer to reduce the total outstanding balance. The current debt is approximately \$90,000. Under the terms of the offer, if the association can make a down payment of \$15,147.38, the department will provide a \$20,000 discount and offer a payment plan extending up to three years, with monthly installments subject to a 5% interest rate.

2. Ms. Lissette de la Paz provided the attendees with a detailed explanation of the negotiation process, emphasizing that no further discounts were achievable despite numerous meetings with the water company.
3. The unit owners raised concerns regarding the legal actions being pursued by the association against the property management company. Specifically, they inquired about the intended use of any funds that might be recovered in the event of a successful court ruling. The board firmly clarified that any recovered funds, if applicable, would be refunded to the unit owners on a proportional basis, aligned with the amounts they have paid for the previously approved assessment. Potential risks associated with an unfavorable court outcome, as well as the financial implications for the association, were also discussed.
4. The board engaged in a thorough discussion concerning the status of the Milestone Inspection and the 40-year certification, addressing the concerns brought forward by the unit owners effectively. Following this discussion, the special assessment required to complete the 40-year recertification project was approved by the majority of homeowners.
5. **Financial Status Concerns.** The board provided a comprehensive explanation of the association's monthly financial obligations and emphasized the critical importance of

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timely collection of association fees. It was highlighted that maintaining compliance with the proposed agreement with the Hialeah Water Department would necessitate the prompt collection of these fees. Timely payments are essential to avoid late fees and to ensure sufficient funds are available to meet all financial responsibilities, as the association fee remains the sole source of income for addressing these matters.

6. Ms. de la Paz and Ms. Norys shared the positive outcome of their visit to the Hialeah Police Department handling the association's fraud case. The department expressed a strong interest in assisting with the matter against Hightower Property Management. All of the requested evidence was promptly submitted via email to the appointed investigator by Ms. de la Paz.
7. It was reported to the unit owners that the property management company has finally agreed to return all pending records to the association. These include critical documents such as the financial statuses of all unit owners, enabling the association to identify those who have not fulfilled their assessment or maintenance fee obligations.
8. The board will initiate legal actions against unit owners who have failed to meet their financial responsibilities and detailed the consequences of non-payment association fees.
9. Non-payment of association fees can lead to several legal consequences, depending on the governing rules of the association and local laws. Here are some potential outcomes:
 - a. **Late Fees and Interest:** Associations often impose late fees and interest on overdue payments, which can quickly increase the total amount owed.
 - b. **Demand Letters:** The association may send formal demand letters requesting payment and outlining the consequences of continued non-payment.
 - c. **Legal Action:** If payments remain unpaid, the association can take legal action, which may include filing a lawsuit to recover the owed amount.
 - d. **Liens on Property:** The association may place a lien on the property, which can complicate the sale or refinancing of the unit.
 - e. **Foreclosure:** In extreme cases, the association may initiate foreclosure proceedings to recover the unpaid dues.
 - f. **Credit Impact:** Non-payment can negatively affect the homeowner's credit score if the debt is reported to credit agencies.
10. It's crucial to address any financial difficulties proactively by communicating with the association to explore payment plans or other solutions.