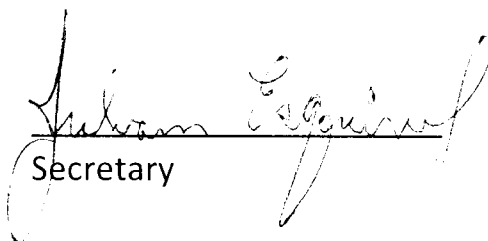


GATEWAY ESTATES CONDOMINIUM ASSOCIATION
35250 SW 177th Ct.- CLUBHOUSE
Homestead, FL 33034

BOARD OF DIRECTORS MEETING MINUTES
Monday, February 16, 2026- 6:30 PM

1. Meeting was called to order at 6:40 PM by the Manager.
2. Roll Call: William Colon, Mike Marsili, Julianne Esquivel, Roberto Caria and Mark Wasser via telephone.
3. William made a Motion to ratify the actions taken by Gateway's Board of Directors and Mark C Wasser in connection with the settlement agreement with Kolter Construction/Lennar Agreement, it was seconded by Mike Marisili, all in favor, Motion carried. A copy of the Resolution has been attached to these minutes.
4. Violation Committee Report - Manager requested to have this item scratched from the Agenda. All reports from the Violation Committee had been already approved by the Board at prior meetings.
5. There being no further business, meeting was adjourned at 7:10 PM.


Secretary

GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION
2025 ANNUAL MEETING, ORGANIZATIONAL & BUDGET MEETINGS MINUTES
January 19, 2025- 10 AM

A. ANNUAL MEETING:

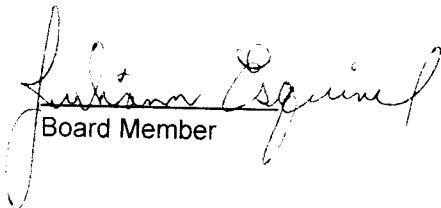
1. Meeting was called to Order at 10 AM.
2. Proof of Notice of Meeting.
3. Quorum was not established by either Proxy or attendance.
4. Mark Wasser made a Motion to adjourn at 10:05 AM, William second the Motion, all in favor, Motion carried.

B. ORGANIZATIONAL MEETING OF BOARD OF DIRECTORS' 2025:

1. Meeting was called to Order at 10:06 AM
2. Roll Call, Mark Wasser, William Colon, Roberto Caria & Mike Marsilli were present. Quorum was certified.
3. Mark nominated William Colon for President, William accepted the nomination. William nominated Mark Wasser as Treasurer, Mark accepted the nomination. William nominated Mike Marsilli as VP, Mike accepted the nomination, Julianne will remain as Secretary and Roberto as a Director.
4. Mark made a Motion to adjourn at 10:19 AM, second by William, all in favor, Motion carried.

C. 2025 BUDGET MEETING

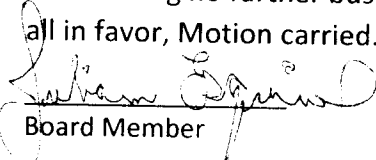
1. Meeting was called to order at 10:20 am.
2. Mark, William, Mike & Roberto were present and quorum was certified.
3. Mark made a Motion to adopt the 2025 Budget as presented, William second the Motion, all in favor, Motion carried.
4. There no further business, Mark made a Motion to adjourn at 10:45 AM, William second the Motion, all in favor, Motion carried.


Board Member

GATEWAY ESTATES CONDOMINIUM ASSOCIATION
35250 SW 177th Ct.- CLUBHOUSE
Homestead, FL 33034
BOARD OF DIRECTORS MEETING MINUTES
Sunday, Jan 19, 2025-10:00 AM

1. Meeting was called to order at 10:30 AM.
2. Roll call of the board, all present except Julianne. Quorum was present to conduct the Meeting
3. MINUTES- Mark Wasser made a Motion to approve the Minutes as presented, William Colon second the Motion, all in favor, Motion carried.
4. FINANCIALS: Mark made a Motion to approve the financials of 12/31/24 as presented, William second the Motion, all in favor Motion carried.
5. VIOLATION COMMITTEE:
 - Roberto Caria made a Motion to approve the Minutes of the Fines Hearings for 12/11/24 and 1/14/25, William second the Motion, all in favor, Motion carried.
 - Mark made a Motion to ratify the appointment of April Jackson and Debra Simmons to the Violations Committee, William second the Motion, all in favor, Motion carried.
6. OLD BUSINESS: None discussed
7. NEW BUSINESS:
 - Mark made a Motion to add a handicap parking space in front of our office, William second the Motion, all in favor, Motion carried.
 - Mark made a Motion that any vehicle not moved for 60 days or more must have a cover on the vehicle. Roberto second the motion, all in favor, Motion carried.
 - Mark made a Motion that all Landlords and Tenants execute an Assignment of Rents concurrent with the approval of any new leases in the community, William second the Motion, all in favor, Motion carried.

There being no further business, Mark made a Motion to adjourn at 11 AM, second by William, all in favor, Motion carried.


Board Member

**GATEWAY ESTATES PARK CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL MEETING AND BOARD ELECTION
SUNDAY, JANUARY 21, 2024
10 AM- CLUBHOUSE & ZOOM**

A. ANNUAL MEETING:

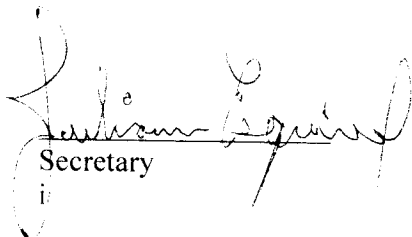
1. The meeting was called to order at 10:02 AM.
2. It was certified that we did not have a quorum present or by proxy to conduct the annual meeting.
3. The Manager submitted affidavit as proof of notice of meeting.
4. All ballots were collected from the owners who had not turned them in. Collection of ballots was closed and the volunteers to count the ballots were sat at their designated tables.
5. It was then determined that more than 20% of eligible voters had casted their ballots and all 63 ballot envelopes were turned over to the volunteers (2 in each table) for their counting process.
6. Announcement of Directors elected to Board.

Mike Marsili- 63 votes
Roberto Caria- 63 votes
Mark Wasser- 60 votes
William Colon- 58 votes
Julianne Esquivel- 48 votes

7. A motion was made by William Colon to adjourn the Election meeting, seconded by Roberto Carias, all in favor, meeting adjourned at 10:50 AM

B. ORGANIZATIONAL MEETING OF NEWLY ELECTED BOARD:

1. Meeting was called to order at 10:55 AM
2. Present were: Mike Marsili, William Colon, Roberto Caria, Julianne Esquivel & Mark Wasser by Zoom
3. Election of Officers- Mark Wasser made a Motion to keep the Board with the same Officers and Directors as before. William Colon second the Motion, all in favor, motion carried.
4. There being no further business, William Colon made motion to adjourn the Meeting, second by Roberto Caria and all in favor meeting was adjourned at 11 AM.


Secretary

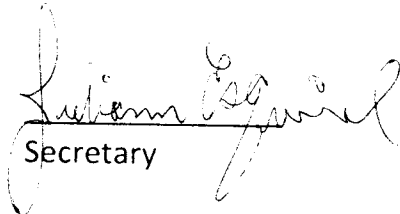
GATEWAY ESTATES CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

4/24/2024

1. The meeting was called to order at 6:45 PM by the Manager.
2. The roll was called, and 4 board members were present. Mike Marsili was not present. Quorum was attained.
3. Mark Wasser made a Motion to approve the Minutes of 1/21/24 as presented. William Colon second the Motion. All in favor, Motion carried.
4. Mark Wasser made a Motion to approve the Financials as of 3/31/24. William Colon second the Motion. All in favor, Motion carried.
5. Manager read the report and recommendations from Fines Committee Hearing, Roberto Caria made Motion to approve the fines levied by the Fines Committee, with some corrections.
Mark Wasser second the Motion, all in favor. Motion Carried.
6. Old Business:
 - William Colon gave an update on the pool resurfacing project.
 - The estimate from Solitude (our present lake vendor) to fix the fountain was presented by the Manager. Mark Wasser made a Motion to approve the estimate. Roberto Caria second the Motion, all in favor motion carried.
 - Our camera system needs to be updated. Our present vendor is not doing a good job. Still looking for prices.
7. New business: Mark Wasser presented to the Board a draft of a Resolution regarding the Commercial Vehicles. After discussion, Mark Wasser made a Motion to approve the proposed resolution, Roberto Caria, second and all in favor, motion carried.
8. Homeowner Comments –
#150 & #190 complained about the Trash pick up company, they have broken trash containers and they have not been exchanged although they have asked. Manager will call Waste Management and request new containers for these 2 owners.

There being no further business the meeting was adjourned at 8 PM.

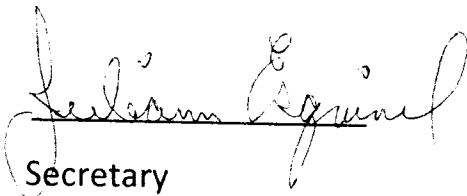

Secretary

GATEWAY ESTATES CONDOMINIUM ASSOCIATION
35250 SW 177th Ct.- CLUBHOUSE
Homestead, FL 33034
BOARD OF DIRECTORS MEETING

MINUTES

Wednesday, June 26, 2024 --6:30 PM

1. Meeting was called to Order at 6:40 PM
2. In attendance: Mike Marsili, William Colon, Mark Wasser & Roberto Caria
3. Mark made a Motion to approve the Minutes of 4/24/24, second by William, all in favor, Motion passed.
4. Mark made a Motion to approve the Financials of 5/31/24 with noted corrections, William second the motion, all in favor, Motion passed.
5. Old Business- William reported on the status of the pool resurfacing- there are some electrical problems which are in the process of being resolve. We are also working on the security camera issues.
6. There being no further business the meeting was adjourned at 6:50 PM by Roberto Caria.


Secretary

GATEWAY ESTATES CONDOMINIUM ASSOCIATION
35250 SW 177th Ct.- CLUBHOUSE
Homestead, FL 33034
BOARD OF DIRECTORS MEETING
September 18, 2024
MINUTES

The Meeting was called to order at 6:10 PM by the Manager.

Roll Call: Mike Marsilli, William Colon, Roberto Caria and Mark Wasser by Zoom. Juliann Esquivel was absent. Quorum was established.

The board reviewed the Minutes of June 26, 2024. Mark Wasser made a Motion to waive reading of the Minutes and to approve them as presented. Bill Colon second the Motion. All in favor, Motion carried.

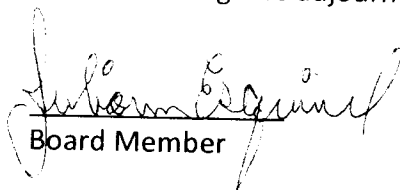
The board reviewed the financials as of 8/31/24, Mark Wasser made a Motion to approve the financials with the corrections noted. Bill Colon second the Motion, all in favor, Motion carried. Mark then made another Motion to change the Customer Balance Summary to a 2 column report to show past due and pre-paid separately. Bill second the Motion, all in favor. Motion carried. A third Motion by Mark, to send any past due accounts of 4 months the Statutory letter and if not paid, to send it to the attorney for collection, Bill second the Motion, all in favor Motion carried.

Violation Committee report of meeting held on July 31, 2024 by Roberto Caria. Mark made a Motion to approve the recommended fines by the Committee for that meeting, Bill second the Motion, all in favor, Motion carried.

A discussion regarding the sign on the gate. It was agreed to have a new sign made including an emergency phone number. This number should only be used for gate malfunctions. Lockouts will be charged \$50

Homeowner Comments - Limited to 3 minutes. (Robert Rules of Order)

There being no further business Bill made a Motion to adjourn the meeting, Mark second, all in favor. Meeting was adjourned at 7: 40 PM


Board Member