

**KENDALLWOOD PARK REPLAT BLOCK 2 LOTS 4 & 5**  
**CONDOMINIUM ASSOCIATION, INC**  
**ANNUAL, BUDGET & ELECTION MEETING MINUTES**

**DATE:** November 21, 2025  
**TIME:** 1:00 P.M.  
**PLACE:** 12201 S.W. 128<sup>th</sup> Ct. Unit 108, Miami, Fla 33186

**1) ROLL CALL / BOARD QUORUM**

Robert Black	Director.....	Present
Julio Miranda	Director .....	Present
Mariana Robaina	Director.....	Present
Robert Villaverde	Director .....	Present
Management:	Manuel Rodríguez – Tamicap Services	

2) **QUORUM:** Quorum was established. All four board members were present.

**3) PROOF OF DUE NOTICE**

Manuel Rodriguez property manager announced that notices were properly mailed and posted in each individual unit as per statute.

4) Meeting was called to order at 1:15 PM by Mr. Black and seconded by Mr. Miranda.

5) Since there were no new candidates for positions as Kendallwood directors, applications or nomination elections are not required and the current board of directors will serve another year. Changes to Kendallwood’s records maintained by the State of Florida, Division of Corporations are not required.

**6) Vote by Board of Directors (Review and approve 2026 budget)**

- Motion by: Ms. Robaina to approve the corrected budget and supporting \$690.00 monthly maintenance fee instead of the \$705.00 monthly maintenance fee previously proposed.

- Motion Second by: Mr. Miranda and Mr. Villaverde
- Motion: To approved budget as proposed by Ms. Robaina
- Motion: passed unanimous by Kendallwood directors present  
Approved budget was posted on the Kendallwood website, under unit owners section.

7) **Vote by Board of Directors** (request new proposal for the parking lot sealing and curbs repairs).

- Motion by: Mr. Black
- Motion Second by: Ms. Robaina
- Motion: request new proposal for the parking lot sealing and curb repairs) Ms. Robaina agreed to help Mr. Miranda evaluate Kendallwood parking lot paving and curb repair proposals. Ms. Robaina also indicated that she was aware of another competent contractor that may also want to bid on the required paving and curb project and will solicit interest from other contractors as appropriate. Discussion on tree root trimming or other actions to reduce the size of Kendallwood trees and mitigate damage to parking lot curbs. Mr. Black mentioned again that Kendallwood continues to run the risk of insurance policy cancellation or non-renewal given the danger posed to pedestrians / visitors / unit owners by the broken sections of concrete curb laying in the parking lot.
- Motion: passed, passed unanimous by directors present.

8) Discussion by Board of Directors on proposed 50 State fire alarm monitoring contract for required fire alarm monitoring service.

Mr. Miranda will meet with Steve from the alarm company. Mr. Miranda agreed to work with Mr. Black at some future date (soon) on redraft of 50 State contract for fire alarm monitoring services. Board generally acknowledged that 50 State continues to monitor the Kendallwood fire alarm system without the formality of a contract, and Kendallwood continues to pay the 50 State fee for such services. Mr. Black believes that many of the proposed terms and provisions 50 State

contract for fire alarm monitoring services (offered by 50 State) are probably unenforceable in Florida.

**9) Other topics discussed:**

- a. Mr. Rodriguez will speak with the owners of Morba group about the parking lot situation, and the excessive number of cars parked in the 12151-building lot which conflicts with parking available to other unit owners.
- b. Discussed the possibility of installing individual water meters. Board generally agrees that Kendallwood should get out of the water utility business, which will involve soliciting bids for (and permitting) the installation of individual external water meters for each unit. Mr. Miranda and Ms. Robaina indicated they knew of contractors that had done this type of work and would talk with them about a project bid. Mr. Black has a contact at Miami-Dade Water & Sewer Department which may be helpful with general guidance on the planning and execution of a project to install individual external water meters for each unit.
- c. Board agreed to decline approval for exterior installation of machine tool / air compressor adjacent to Building 12201 Unit 103. Black agreed to draft a letter advising Building 12201 Unit 103 of the decision.
- d. Board agreed FAS invoice 114205 is the responsibility of unit owners. Tampicap will collect payments of \$600.00 and \$1285.00 from unit owner Building 12151 Unit 106 (106 Capital LLC) and unit owner Building 12151 unit 104 (Icon Group Engineers), respectively.
- e. Board approved placing reserve funds in higher-yielding accounts at the bank currently used by Kendallwood.
- f. Board agreed to importance of primarily dealing with Unit Owners and not Tenants with respect to requests for changes to common elements of the condominium.

10) Meeting adjourned at 2:33 PM