

Kendallwood Park Replat Block 2 Lots 4 & 5 Condominium Association Inc.
Board Minutes of Phone Conference dated July 6, 2026

Attending via phone: Mariana Robaina, Roberto Villaverde, D Robert Black and Manny Rodriguez.
Julio Miranda reported as ill and couldn't attend the meeting.

Topics discussed:

- 1) The board approved the additional expenses of about \$5,000-\$6,000 for the Kendallwood Curb and Resurfacing Project 2026. Expenses include fees for a Kendallwood survey and plans from an architect or engineer which is required by Miami-Dade County to obtain the necessary permit. Black will help Manny find an engineer. Black will draft a resolution approving this additional expense to be used from the 3005 Rsv Area Maintenance reserve account. The balance in the 3005 Rsv Area Maintenance as of June 30, 2025 is approximately \$8,000 and the expenditure of \$5,000 will reduce it to approximately \$3,000. (See Black's email to the board dated 6/25/26 for details). Manny believes this project will be completed before the end of the year.
- 2) Manny stated he was not aware FAS invoice 114205 dated 10/30/25 was still outstanding. The collection of this invoice from the unit owners was previously discussed by the board in the minutes of the 2025 annual meeting in November 2025 and again in correspondence dated January 26, 2026 and January 29, 2026. Manny was again asked to request payments from unit owners responsible for services, specifically, payments of \$600.00 and \$1,285.00 from unit owner Building 12151 Unit 106 (106 Capital LLC) and unit owner Building 12151 unit 104 (Icon Group Engineers), respectively. Manny will request the help of the Board to collect payment, if needed.
- 3) As to the wooden pallets remaining in the dumpster areas, Manny thought the person that previously collected the pallets was deported and thus the wooden pallets are no longer being removed. Manny will contact a vendor that will remove pallets that are in good condition and noted that broken pallets will need to be cut up such that they can be disposed of in the dumpster for both buildings. Manny will get back to the board within about 10 days to report on progress.
- 4) Manny will check with Morba Group or any other neighbors who may have videos or information on the damage to the waste bin area fences. Mariana believes this happened on (a Saturday) March 21, 2026. If Manny finds that Great Waste truck was responsible for the damage to the waste bin area fence, he will request a credit or payment from Great Waste. After our review of the Great Waste service agreement, we confirm that the current Great Waste service agreement will expire on October 6, 2027. Per the terms of the Great waste service agreement (page 2), the board must provide a 90-day non-renewal/cancellation notice to Great Waste which would be July 8, 2027 to give Kendallwood an opportunity to seek other bids. Manny will get back to the board within about 10 days to report on progress.

- 5) The board agreed to discuss a future project for separate water meters at a later time, and after the completion of the Curb Project.