

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

DATE: January 8th 2025 2024
TIME: 1:00 P.M.
PLACE: 12151 S.W. 128th Ct Unit 108 Miami, Fla 33186

1) ROLL CALL / BOARD QUORUM

Karen Rodman	President.....	Present
Robert Black	VP.....	Present
Julio Miranda	Board Member	Present
Mariana Robaina	Secretary.....	Present
a. Other members present	Robert Villaverde, Blizzard Air Conditioning	
b. Management:	Manuel Rodriguez – Cam	

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

3) PROOF OF DUE NOTICE

Manuel Rodriguez property manager announced that notices were properly posted in all common areas as per Statute.

4) Meeting was called to order at 1:10 PM by Karen Rodman and second by Julio

5) Vote by Board of Directors (Request volunteers for appointment to the board).

Motion by: Julio Miranda

Motion Second by: Mariana Robaina, and Robert Black

Motion: To appoint Robert Villaverde to the board of directors

Motion: passed unanimous by Members present

6) Vote by Board of Directors (approved proposed 2025 Budget starting in February 2025 with \$30k for 2025 roof reserves contribution, see attached Exhibit 1) with \$553.00 monthly maintenance fee.

Motion by: Karen Rodman

Motion Second by: Robert Black

Motion: approved proposed 2025 starting in February 2025 with 30k in reserves for roofs.

Motion: passed, Mariana Robaina voted against this motion.

7) Other topics discussed:

- a. Start requesting parking lot repair & sealing proposals
- b. Start requesting tree trimming proposals

8) Meeting adjourned at 2:33 PM

Submitted by:

Manuel Rodriguez, CAM

Approved by:

Karen Rodman, President

Due to mathematical errors in Exhibit 1 (that were made by multiple persons at the January 8, 2024 board meeting), a corrected 2025 final budget (Green Column, Exhibit 2, also attached) was distributed to the board on January 14, 2025 and the corrected 2025 final budget was approved, in writing, by a majority of the board (Karen Rodman, Robert Black and Roberto Villaverde). The corrected 2025 final budget now has a monthly maintenance fee for Kendallwood unit owners of \$641.53