



Lake Beach Club Condominium Association, Inc

2600 Collins Avenue
Miami Beach, Florida 33140

Phone: (305) 552-7855

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April 3, 2026

Dear Owners:

We are excited to announce that Vesta Property Services, Inc., has been retained by your Board of Directors to provide professional management for Lake Beach Club Condominium Association, Inc. We are a full-service management firm specializing in community association and amenities management and we have been in business for over 30 years. Vesta currently employs over 1,000 dedicated professionals from office locations throughout Florida.

Moving to a new management company requires significant coordination and effort to ensure a smooth transition of the Association's records. We appreciate your patience and understanding as we work to establish the necessary infrastructure to effectively serve your community. Please be advised that, as part of the transition to Vesta Property Services, the Association will no longer have **on-site** administrative staff, and the **office will be closed effective May 29, 2026**. Additional correspondence will be provided with further details, including updated payment instructions and operational information. There will be a **Board of Directors meeting on Saturday, May 2, 2026, at 9:30 a.m.**, to be held at **Community Unit 203**. We encourage homeowners to attend and take this opportunity to meet and greet our new management team.

Your property will be managed by Mr. Edgar Farinas, Association Manager, supported by local staff who understand your Association's unique needs. Please use the office contact information above, or email Edgar at erfarinas@vestapropertyservices.com with any urgent needs. Our business hours are Monday through Friday between 9:00 a.m. and 5:00 p.m. Although our management staff are available for emergencies after hours, this does not cover lockouts, pest control, accounting issues or any other item that can be resolved during regular business hours. In the event that an emergency occurs that could be life threatening, please call 911 before calling the management office. After hours emergency calls should be made via the office number: (305) 552-7855.

Vesta has partnered with an industry leader to provide our residents the most comprehensive communication technology that pushes out information in multiple formats – on both mobile and web platforms. This cutting-edge technology is easy to use, fast and is a huge time saver that effectively informs and engages residents. A welcome email with the subject line "Join **Lake Beach Club Condominium Association, Inc** in Enumerate Engage will be sent on or after **5/1/26** and may be in your spam/junk mailbox. If you did not receive the email, please contact the office at the above email or phone number to have the link resent. This will be your opportunity to access the website and create your password and notification preferences.

Please do not hesitate to contact our office if you need any further information or assistance.

Sincerely,

Vesta Property Services, Inc.