

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
RESOLUTION OF THE BOARD OF DIRECTORS

Recitals:

WHEREAS, the Lake Beach Club Condominium Association, Inc. (the "Association") is the entity that manages and maintains the Lake Beach Club Condominium pursuant to the Declaration of Condominium recorded in the Public Records of Miami-Dade County Florida;

WHEREAS, the Board of Directors of the Association has a fiduciary obligation to maintain the Association common elements in a working and safe condition for the benefit of all members and residents;

WHEREAS, the Association held a Board of Directors Meeting on March 21, 2026, at which a special assessment in the amount of \$ 284,633.69 for required flat roof replacement required by our insurance carrier to continue insurance coverage.

NOW, THEREFORE, the Board of Directors in light of the foregoing recitals resolves as follows:

1. The foregoing recitals are incorporated herein by reference and remunerated herein
2. The Board of Directors approved the passage of the above referenced expected expenses and new equipment required to maintain the common elements.
3. Attached hereto to this resolution as Exhibit 'A' is the estimated amount per unit and due date for payment of the special assessment. Payment due on April 24, 2026. Please issue a separate check for the special assessment payment.
4. Notice of this resolution including the amount per unit owed will be provided to all members in writing, by mail. The amount due as per the attached schedule of payments.

BY ORDER OF THE BOARD OF DIRECTORS
DATED: 03/21/2026

Darren Sherland _____

By: Darren Sherland, Treasurer LBCBOD