

NOTICE OF BOARD OF DIRECTORS IMPORTANT MEETING OF
LAKE BEACH CLUB CONDOMINIUM ASSOCIATION SPECIAL ASSESSMENT MEETING

ON SATURDAY, MARCH 21, 2026, AT 10:30 AM 2600 COLLINS AVE. OFFICE #203

TO ALL MEMBERS:

IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS TAKEN PLACE AT THE ANNUAL MEETING

THE ASSOCIATION WILL HOLD A SPECIAL ASSESSMENT BOARD OF DIRECTORS MEETING TO CONDUCT THE BUSINESS LISTED IN THE AGENDA BELOW, AND OTHER SUCH BUSINESS AS MAY LAWFULLY BE CONDUCTED.

THE AGENDA FOR THE SPECIAL ASSESSMENT MEETING IS AS FOLLOWS:

1. ROLL CALL
2. ESTABLISH QUORUM
3. APPROVAL OF PREVIOUS MEETING MINUTES
4. THE BOARD WILL DISCUSS AND ADOPT THE REQUIRED FLAT ROOF REPLACEMENT PROJECT WHICH INCLUDES THE BELOW
 - A. DISCLOSE THE BOARD APPROVED PROPOSAL FROM BEST ROOFING TO REMOVE, DISPOSE OF THE EXISTING FLAT ROOF, MOVE ALL A/C UNITS, INSTALL NEW HURRICANE RATED RACK AS REQUIRED BY THE CITY OF MIAMI BEACH, REPLACE AND RECONNECT THE A/C AFTER THE ROOF WORK HAS BEEN COMPLETED.
 - B. ALL A/C UNITS WILL NEED TO BE TESTED AND VERIFIED TO BE IN WORKING ORDER. IF MEMBERS DO NOT GRANT ACCESS TO THEIR UNIT TO TEST AND VERIFY THE EXISTING WORKING CONDITION OF THE EQUIPMENT, BEST ROOFING AND THE LAKE BEACH CLUB ASSOCIATION WILL NOT BE LIABLE TO REPAIR ANY NON-FUNCTIONING UNITS UPON COMPLETION.
5. THE BOARD WILL VOTE TO ADOPT AND LEVY THE SPECIAL ASSESSMENT
 - A. DISTRIBUTION OF THE SPECIAL ASSESSMENT RECITALS
 - B. NOTICE OF UNIT OWNER BREAKDOWN AND DUE DATE
6. MEETING ADJOURNMENT

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION, INC. DATED 2/26/2026