

Miami Lakes Lake Cynthia HOA, Inc.

Notice: Townhome Asphalt Paving Project

November 15, 2023

Dear Homeowner:

We are happy to announce that the much anticipated paving project for our townhome community has progressed. The Board has done due diligence by carefully reviewing proposals and has voted on a contract. The Board has approved the cost of the project at \$102,500.

A special assessment has been approved to fund the project.

By using available reserve funds we are able to reduce the amount of assessment to only \$82,800, each unit will be responsible for \$2300.00 . This amount shall be paid in two payments of \$1150.00 , the first being due on January 15 and thereafter on February 15, 2024 respectively.

An electronic invoice will be sent to each of you with instructions for payment. All accounting for these funds will be kept separately.

This project promises to enhance our community significantly. Additionally it will eliminate safety issues caused by the many deep holes and cracks in the asphalt. Tree roots will be grinded down before the asphalt is poured and new curbs will be installed.

Timely payment of the funds will be necessary to schedule the work by March or April 2024 before the rainy season.

Thank you for your cooperation and let us all look forward to providing this much needed improvement to our community

Sincerely,

Miami Lakes Lake Cynthia HOA, Inc.
Board of Directors