The Landmark
CLUB CONDOMINIUM ASSOCIATION INC.

NOTICE OF THE BOARD OF DIRECTORS' MEETING

TIME: **7:00 PM**

PLACE: **Card Room 2nd Floor**

When: **Wednesday, September 16, 2026**

AGENDA:

- Call to Order
- Roll Call of BOD Members
- Establish a Quorum of Board of Directors and Verification of Notice of Meeting
- Review and Approve Minutes from 6.18.26 Board Meeting
- Treasurer's Report
- Manager's Update
- Ratification of approved proposal and agreements of the following:
    - Renewal /renegotiation of Cable & Internet Contract (Breezeline)
    - Extension of BuildingLink contract for 2 additional months
    - Pool Umbrella Replacement (3)- Absolute Patio Furniture vs. Cape Umbrellas USA
    - New Garage fence near intracoastal – PG Welding
- Ratification of emergency repairs previously authorized by the Board.
    - Replacement of Circulation pump (A/C system – common area) – Done Rite
    - Replaced Fan-Motor repair for A/C Receiving – Done Rite
    - Clubroom Fridge replacement: Best Buy vs. Home Depot vs. Brands Mart. Fridge was purchased from Home Depot 8.27.26.
- Board Review, Consideration, and Approval to Pay Off the Outstanding Balance of the Valley Bank Line of Credit – $ 48,234 estimate.
- Adjournment

This Meeting is Open to the Membership. The Meeting participants included the Management Team, Unit Owners, Board of Directors, and other invitees of the Board. Minutes will be posted on the Association Website.

By: Order of the Board of Directors

Roberto Mandel

President **Posted: September 14,2026**

Board of Directors Meeting 6-18-2026

Meeting called to order 7:03pm in Party Room

Roll Call
Alan Chaset
Elliot Klein
Harris Levine
Roberto Mandel

Ana Maria Rojas (mgr)
Gabriela Morata (asst mgr)
Denis Rudnev (FSR)

Motion by Alan Chaset
To review and approve the minutes from our last meeting on 3-23-2026
Seconded by Elliot Klein
Vote: Unanimous

Treasurer's Report
Roberto Mandel with Power Point presentation brought us up to date with our finances.

Manager's Report
Included in this segment:

- New Administrative Assistant, Gabriela Morata
- Building Link to Connect Transition: The association and management office is transitioning from Building link to Connect. Updating residents' information and associations documents. Connect has all official records for the association
- Electrical Recertification Progress: All unit repairs, building repairs and garage have been completed. The pending electrical work is located in the pool area and is scheduled for end of August.
- Hurricane Preparedness: Letter to the residents has been e-mailed. Staff meeting has been held and maintenance is working on preparing the building.
- Electrical Vehicle Chargers: permits were received and electrician is currently working on the wire installation and the EV chargers (4) in the receiving area. Implementation expectant date end of July / early August 2026.
- Valet Services: Valet services using Building Link will discontinue and will be done through TEZ: SMS VALET – we will start setting the platform up and registering residents into the new system. ETA: end of July.
- Preventive Projects: painting in different areas of the building – main drains clean up, trash chute door / frame inspection and cleaning; roof drain clean up.
- Building Projects: Valet Services -
- 2026 Reserve Study: New updated reserve study for SIRS and NON – SIRS has been requested. inspection has been conducted. ETA date: new updated studies next month. Once received it will be available to residents on the website.
- Upcoming Social Committee Events: Father's Day Breakfast to Go – Monday, June 20,2026. Breast Cancer Donations – June 29

Motion by Alan Chaset
To approve the proposal for the following agreements listed below:
Seconded by Elliott Klein
Vote: Unanimous

Renewal of our annual insurance for General Liability, Umbrella, Garage, and Valet

Policies by USI. – approved a 16 month term renewal with a savings of 8.62 % -

Extension of Building Link contract for 2 additional months: The deadline will be extended until August 31, 2026.

TEZ Technology Services: Valet Services vs YayValet: Tez Technology has been approved

Purchase Seasonal Flowers: Approved A & W Annuals for summer seasonal flowers.

Motion by Alan Chaset
To review and approval of renewal/ renegotiation of Cable/Internet Contract with Breezeline and clarification of TS08 parking spaces: E-31 and A-98
Seconded by Elliot Klein
Vote: Unanimous

Board approved to renew and renegotiate the cable / Internet contract with Breezeline.

Clarification was reviewed for unit TS08 regarding parking spaces E-31 and A-98.

Roberto Mandel talked about the new reserves study for next year coming soon. Explanation about the Study

Q and A by residents:

The floor was opened to the membership for questions and comments. Owners raised questions and concerns regarding various Association matters such as:

Access Control-wheelchair access and announcement with name, can it be changed to just welcome.

Hurricane renewal questions

Cable Contract regarding cable TV and not giving the owners an option to receive only the basic cable and internet and not include upgrades for additional services to save money

Management and/or the Board provided responses and clarification as appropriate. Any matters requiring further review or follow-up will be addressed by Management and/or the Board.

Meeting adjourned 7:56pm

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Harris Levine

Board of Directors Secretary

The Landmark Club Condominium

breezeline™
a Cogeco company

AMENDMENT ONE TO THE
BULK SERVICES AND RATE ADDENDUM TO THE
INSTALLATION AND DISTRIBUTION AGREEMENT

This Renewal and Amendment to the Installation Agreement (the "Amendment") is entered into by and between **The Landmark Club Condominium Association, Inc.**, a Florida non-profit corporation with an address of 20185 East Country Club Road, Management Office, Aventura, FL 33180 (hereinafter, "Owner" or "Owners") and **Cogeco US (Miami), LLC d/b/a Breezeline**, a Delaware limited liability company (hereinafter "Company") (Owner and Company collectively, "Parties") as of the latter signature dates of the Parties hereto (the "Effective Date").

WHEREAS, Owner (or its predecessor-in-interest) and Company (or its predecessor-in-interest) entered into that certain Bulk Rate Addendum to the Installation and Distribution Agreement dated December 11, 2020 (the "Addendum") which supplemented that certain Installation and Distribution Agreement by and between Owner (or its predecessor-in-interest) and Company (or its predecessor-in-interest) dated May 27, 2006 (the "Agreement") as either may have been amended from time to time (collectively, the "Agreements"), whereby Company provides certain telecommunications services on a bulk basis to the Property (the "Bulk Services");

WHEREAS, the Parties now desire to supersede and replace the Addendum with the terms of this Amendment and amend certain provisions of the Agreements and to extend the Term thereof;

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. **Effectiveness.** As of the Activation Date, the Addendum shall hereby be deleted in its entirety and is of no further force and effect. For the sake of clarity, the Addendum and the currently applicable Bulk Rate shall continue in full force and effect up and until the Activation Date (defined in Section 4(a)(4)). Except as specifically modified herein, all other terms and conditions of the Agreement shall remain unamended and in full force and effect. All capitalized terms shall have the same meaning as set forth in the Agreement unless otherwise defined herein. In the event of a conflict between the Agreements and this Amendment, the terms of the Amendment shall control. Services not initially provided for as part of the Bulk Services may only be provided for in the future as agreed upon by the Parties by an amendment in writing pursuant to the terms of the Agreement. Nothing contained herein shall be interpreted to limit the Company's ability to sell, contact, market, and otherwise solicit to and provide Retail Services (defined as "Services offered by Company that are not part of the Bulk Services") to individual Unit Residents after the Effective Date. All Retail Services shall be subject to Residential Subscriber Agreement (or applicable successor agreement) located on Company's website, www.breezeline.com (or the applicable successor URL).

2. **Video Service**. "Video Services" shall be defined as the multi-channel cable television and/or other streaming or over-the-top video product provided over or through the System or Services (e.g., the basic, premium, and pay-per-view service, whether analog or digital) that the Company provides to Service Users within the Property. Owner acknowledges and agrees that Company does not control the specific availability, content and quality of individual television channels that make up the applicable channel lineup. Owner agrees that Company has the right at any time to preempt, modify, alter, or change specific programs and to determine what substitute programming, if any, shall be made available on the Video Service. Company may in its discretion make additions, deletions or modifications to its channel line-up without liability to Owner or Service Users; provided that adequate notice is given to Owner and/or Services Users in accordance with applicable laws or regulations. Company shall not be liable for failure to deliver any programming which is caused by the failure or unreasonable demands of the programmer to deliver or make such programming available to Company or any other reason beyond the reasonable control of Company. Company reserves the right to adopt and implement new, improved, additional, modified or enhanced technology, features, Equipment Services or capabilities at any time during the Term of this Agreement. Anytime during the Term, Company may elect to substitute the Video Service and/or the associated equipment contained in the Bulk Services set forth in Section 4 (below) with an alternate Video Service including but not limited to a streaming or over-the-top video service product delivered by a third party. Moreover, Owner acknowledges and understands that by receiving the Bulk Services Owner is not granted and is responsible for obtaining any applicable public performance copyright license.

3. **Internet Service**. "Internet Service" for the purpose of this Agreement and/or Addendum, shall be defined as the high-speed data transmission service, including but not limited to, connectivity with the internet using internet protocol (IP) or the equivalent or successor protocol via wired ethernet, wireless transmission service or other transmission media or protocol service that the Company provides to Service Users within the Property over the System, whether transmitted over coaxial cable, overlashed or hybrid fiber, or fiber wiring.

a. **Owner's and Service User's Responsibilities:** Owner agrees that access to or use of the Internet Services shall be subject to the terms of this Addendum, the Agreement, and Company's Acceptable Use Policy ("AUP"), found at www.breezeline.com (or the applicable successor URL) incorporated herein by reference. The Owner expressly warrants that the Owner has read and agrees to be bound by Company's AUP. Any such update or modification to Company's AUP shall be posted to the above-listed website and Company may or may not provide notice of such changes pursuant to applicable laws. The Owner hereby assumes all liability and responsibility for Owner's understanding and compliance with the requirements and restrictions applicable to Owner's use of the Internet Services as set forth in this Addendum or the AUP. The Owner shall be responsible for any access to and use of the Internet Services on the Property as enabled by Owner through act or omission and regardless of Owner's knowledge. The Owner and each Service User shall be responsible for the implementation of reasonable security procedures and standards with respect to its own equipment that uses the Internet Services. While the computer industry may provide Owner may employ its own blocking and filtering software that empowers Owner and/or Service Users to monitor and restrict access to the computer(s) and data of the Owner and/or Service Users., Company is not the publisher of this software and disclaims any responsibility or liability therefore. The Owner and Service Users each assume on its own behalf

responsibility for providing and configuring any firewall or security measures for use with the Internet Services at its location. Company shall not be responsible in any manner for the effectiveness of these blocking and filtering technologies.

b. **Monitoring the Services and Privacy:** Company has no obligation to monitor any content or any traffic carried through the Internet Services. However, Owner and each Service User understands and agrees that Company has the right to monitor such content from time to time; and to access, and/or disclose the contents of private communications in accordance with its Customer Privacy Notice incorporated herein by reference and with applicable law. A copy of the Customer Privacy Notice can be found on Company's website at www.breezeline.com (or the applicable successor URL). In addition and as a condition to any obligation of Company to provide or continue to provide the Internet Services to the Service Users, each Service User must agree that Company has the right to monitor such content from time to time; and to access, and/or disclose the contents of private communications in accordance with its Customer Privacy Notice and with applicable law.

4. **Bulk Services**. Company will invoice Owner directly for the Bulk Services provided in accordance with the Bulk Rate and the payment obligations set forth in the Agreement. The election of a Service User not to receive the Bulk Services shall not excuse Owner from the payment obligations set forth herein as it relates to such Service User. Company may adjust rates from time to time, with notice to Owner, during the Term. Increases in programming, copyright, and retransmission costs, along with taxes, surcharges, and franchise or other governmental fees, shall not be deemed to be included in the Bulk Rate or limited by the foregoing provision, and such costs, taxes, and fees may be passed on to Owner at the time such increases are imposed on Company. Company may offer additional Services to Service Users on the Property that are not included in the Bulk Services, or that may be upgrades to the Bulk Services, on a retail basis. All arrangements for connecting, serving and billing Service Users of the Property for such other Services will be made directly between the Company (or its agents) and such Service Users. Company will install, maintain, improve, service, and operate the System and Equipment on the Property in accordance with industry standards and applicable law. As part of the System, and in addition to any Equipment necessary to run the System and provide the Services, Company shall install fiber to each Unit within the Property, whereby Company shall connect the System to the demarcation point of Company's Equipment, located on the exterior of each Unit on the Property (the "Fiber Build"). Company will complete the installation and activation of the Fiber Build in tandem with the Activation Date, provided that if a delay in installation of the Fiber Build is either: (i) caused or requested by Owner or Owner's agent; or (ii) caused by an event of Force Majeure, the Activation Date shall be extended by the duration of the delay, and the length of such delay be added onto the length of the Initial Term, and Company shall not be held in breach for any failure to complete the Fiber Build and install and activate the Bulk Services by a date certain. Neither Owner nor any Service User of the Property shall have any right, title or interest in the System, including the Fiber Build, which shall not become a fixture of the Property. Company shall have no responsibility to install or connect its System, including the Fiber Build, or Equipment to any equipment or services contained within such unit that was not installed or owned by Company. After the Termination Date, at Company's discretion, Company also retains the right to abandon or remove, within a reasonable period of time, the System and Equipment not purchased by Owner in accordance with the terms and conditions herein.

a. **Bulk Services and Rate:** The monthly price and rate for the Bulk Services, charged to Owner, for each Service User receiving the Bulk Services is set forth below and shall be billed starting with the first month following the Activation Date (defined below):

1. Bulk Rate per Unit: $64.99* (*First Six (6) months Free following the Activation Date)
2. Number of Units: 184
3. Initial Term: 7 years and six (6) months from the Activation Date;
4. Activation Date: Company will use commercially reasonable efforts to complete installation and activation of the Bulk Services on a time schedule mutually agreeable to Company and Owner but not later than six (6) months from the Effective Date of this Amendment, provided, that in no event shall Company be in breach of this Addendum or the Agreement for failure to complete such installation and activation by a certain date. The Activation Date shall be confirmed by the date shown on the first invoice sent to Owner;
5. The Bulk Services shall consist of the following Services and Equipment:

Bulk Services
Family +, MGM+, HBO, Showtime, Cinemax, 150 hr Cloud DVR
Select 1000/1000 internet speeds

Equipment	Quantity
IPTV Box	3
Fiber Modem	1
Extender	(up to 1)

b. **Initial Installation:** As part of the Bulk Rate, Service Users will have until one (1) year after the Activation Date to arrange for an initial installation of the Bulk Services with Company. After which, Company may charge such Service User its then-current installation rates for the initial installation of the Bulk Services.

c. **Pricing and Renewal Guarantee:** Except for Company's increases in taxes and franchise or other governmental fees, the Bulk Rate is guaranteed for one (1) year from the Activation Date. Each year thereafter, the Bulk Rate will be increased in the amount equal to 3.0%.

d. **Easement Fee.** In exchange for the continued easement rights and rights of access granted in Section 7 of the Agreement, Company shall pay to Owner an Easement Fee equal to Fifty-Five Thousand and Two Hundred Dollars ($55,200.00). Such payment shall be due and payable to Owner no later than three (3) months after the Effective Date. Payment of the Easement Fee shall be contingent upon verification of Owner's ownership or title to the Property and its requisite authority to enter into this Agreement.

e. **Single Play Option.** On or after the completion of the fourth (4th) year of the Initial Term, if requested by the Owner in writing, the Owner may elect a reduction of the Bulk Services and receive only a Single Play consisting of the then current Internet Services and associated equipment ("Single Play Election"). Provided that Owner exercises its right under this Section, the then Bulk Rate shall be reduced by fifty percent (50%) per unit, not including the above mentioned taxes and fees, and subject to annual increases as stated herein. Moreover, Owner is required to provide sixty (60) days prior written notice of its intentions to exercise its rights hereunder and Company shall have sixty (60) days from receipt of said notice to make any required installation, activation, and/ or billing and invoicing adjustments required; provided that Company shall not be in breach or default of the Agreement or this Addendum for failure to make such adjustments by a date certain. Moreover, Owner shall have thirty (30) days after the date of the Single Play election transition to return to Company any and all equipment issued under the Bulk Services, no longer needed in order to use the Internet Services as under the Single Play.

f. **Auto-Speed Upgrade.** During the Initial Term, in the event that Company either (i) increases the download and upload speeds of existing internet services for all residential multi-dwelling units receiving fiber contracted bulk discount services in the South Florida area ("Discount Bulk Internet Services"), or (ii) Company offers a new increased speed internet service package to Discounted Bulk Internet Services, then Company shall provide the applicable increases to the download and upload speeds of the Internet Services at no additional cost, provided that Owner shall not receive speed increases at no additional cost if such speed increases either (a) requires alternate or upgraded Equipment/technology different from the existing Equipment currently provided by Company to Owner (including, but not limited to, the use of upgraded modems or fiber-based (non-coaxial) technologies) or (b) are offered to residential subscribers on a retail-only basis outside the scope of Discounted Bulk Internet Services. Moreover, Company shall not be held in breach of the Agreement and/ or this Addendum for failure to provide the symmetrical speed increase by a date certain.

g. **Technology Upgrade.** On or after the completion of the fourth (4th) year of the Initial Term, if requested by the Owner in writing, the parties may negotiate in good faith for an upgrade of the Equipment as part of the Bulk Services set forth herein. The Owner acknowledges any negotiated upgrades to the existing Equipment used with the Bulk Services, may result in a change to the then current monthly per unit Bulk Service Rate paid by the Owner, provided that in no event shall the new monthly Bulk Service Rate be less than the then current Bulk Service Rate. Furthermore, in no event shall the negotiation for upgraded Bulk Services result in a reduction of the remaining Initial Term set forth herein.

h. **Complimentary Speed Upgrade.** In consideration of the rights granted herein, Company shall provide an automatic speed upgrade of the current Bulk Services to 1000mbps/600mbps upload/download internet speeds. Such Complimentary Speed Upgrade shall be activated within sixty (60) days of the Effective Date, provided that in any event, Company shall not be in breach of this Agreement for failure to provide the Complimentary Speed Upgrade by a certain date.

5. **Courtesy Services.** The Company shall provide the below Video Services and/or Internet Services to Owner at no charge to the locations set forth below ("Courtesy Services"), by the Activation Date; provided that in no event shall Company be in breach of this Addendum or the

Agreement for its failure to provide the Courtesy Services to the Property by any date certain. Such Courtesy Services shall be subject to Company's AUP. Owner cannot move, transfer, or otherwise relocate the Courtesy Services and associated Equipment to another location or area within the Property without Company's express prior consent. The Company may place a sticker or similar signage on or near the area(s) as displays that receive such Courtesy Services indicating the Courtesy Services are provided by the Company. Company may modify or alter the delivery of the Courtesy Services as well as change, swap, or remove their associated Equipment at any time in accordance with Company's sole reasonable discretion. Owner acknowledges and agrees that it is prohibited by federal copyright law, and the Company's agreements with programming providers from ordering, purchasing, or exhibiting premium cable services or pay-per-view programming in the common areas of the Property as enumerated below. Owner hereby covenants and agrees that it will not order, purchase, receive or exhibit premium cable services or pay-per-view programming in the common areas of the Property, nor permit any other Service User to do so. Moreover, Owner acknowledges and understands that by receiving the Courtesy Services Owner is not granted and is responsible for obtaining any applicable public performance copyright license. Except as provided for below, Owner shall not connect the Courtesy Services to wireless equipment, such as wireless routers or access points, without the express written consent of the Company. In the event Owner engages, authorizes or permits any of the conduct described above, in addition to any other remedies available at equity or at law, the Company may immediately terminate the Courtesy Services without notice. Owner shall return any Equipment provided by the Company for use with the Courtesy Services within ten (10) days of the Expiration Date or termination of the Courtesy Services by the Company. Owner shall reimburse the Company for the Company's costs to replace any receivers, remotes, or other Equipment issued to Owner that are lost, stolen, missing or damaged within thirty (30) days of receipt of an invoice from the Company. The party's agree that Company, in its sole reasonable discretion, may add, remove, relocate, and/or modify the design, location, Equipment, and services constituting the Courtesy Services at any time, and shall not be held in breach or default for any inability to install, activate, or provide any of the Courtesy Services and relevant Equipment as set forth below.

Location or Area Receiving Courtesy Service:	Courtesy Service(s) Provided:	Equipment Provided:	Quantity of Equipment:	Quantity of Outlets:
Garage	Select 1000/1000	WiFi, Outdoor APS	(6) Outdoor APS	
Pool	Select 1000/1000	WiFi, Outdoor APS	(6) Outdoor APS	
Gym	Variety+, Select 1000/1000	WiFi, APS, IPTV Box	(2) APS; (4) IPTV Boxes	
Maintenance Area	Select 1000/1000	WiFi		

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Lobby	Select 1000/1000	WiFi; Indoor APS	(4) Indoor APS	
Front Desk	Variety+, Select 1000/1000	WiFi, IPTV Box	(1) IPTV Box	
Valet	Variety+, Select 1000/1000	WiFi, Indoor APS	(1) Indoor APS	
Management Office Area	Variety+, Select 1000/1000	WIFI + 1 IPTV Box	(1) IPTV Box	
Gate House	Variety+, Select 1000/1000	Modem w/ Router + 1 IPTV Box	(1) IPTV Box	
Business Center	Variety+, Select 1000/1000	Modem w/ Router + 1 IPTV Box	(1) IPTV Box	
Club Room	Variety+, Select 1000/1000	Modem w/ Router + 1 IPTV Box	(1) IPTV Box	
Billiards Room	Variety+, Select 1000/1000	Modem w/ Router + 1 IPTV Box	(1) IPTV Box	

6. Effectiveness. Except as specifically modified herein, all other terms and conditions of the Agreement shall remain unamended and in full force and effect, except to the extent modified herein. In the event that the terms of this Amendment conflict with the Agreements, the terms of this Amendment shall control. Capitalized terms not defined in this Amendment shall have the meaning or meanings as defined in the Agreements.

7. Miscellaneous. This Amendment may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same instrument, and this Amendment shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. This Amendment and the terms herein shall be governed by the laws of the state where the Property is located without regard to its conflicts of law principles. This Amendment may be modified only by mutual written Agreement of the Parties hereto.

[Signatures to follow]

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto as of the Effective Date.

COMPANY: Cogeco (Miami) LLC d/b/a Breezeline	**OWNER: The Landmark Club Condominium Association**
By:_____ (Signature)	By:_____ (Signature)
Printed Name:_____	Printed Name:_____
Title: _____	Title:_____
Date: _____	Date: _____

EXHIBIT A
SERVICE LEVEL AGREEMENTS

Order of Precedence. The Parties acknowledge and agree that the terms of this Exhibit shall take precedence over any other service performance related provisions between the Parties and in the event there is a conflict between the terms of this Exhibit and any other terms relating to service performance, this Exhibit shall control.

Outages and Service Credits. If an interruption of services is known sufficiently far in advance, Company shall use its reasonable efforts to provide the Owner and the Service Users with notification of such interruption of the Services. The Owner understands and must inform the Service Users that the Services may be unavailable from time to time either for scheduled or unscheduled maintenance, technical difficulties, or for other reasons beyond Company's control. The Company will begin working on service interruptions promptly after notification of the service problem, excluding conditions beyond the control of the Company due to an event of Force Majeure. The unavailability of the Services shall not constitute a breach or a failure by Company to perform its obligations under this Addendum or the Agreement.

An "Outage" shall mean a complete disruption of the Bulk Services at the Property, such that the Bulk Services cannot be utilized as contemplated herein. An Outage shall be deemed to begin upon Company's receipt of notice from Owner and/or the affected Service User of the Outage, and end when the Bulk Services are operational, as documented by Company's records. A "Minor Outage" is an Outage affecting not less than ten (10) Service Users but not more than forty percent (40%) of Service Users at the Property. A "Major Outage" is an Outage affecting greater than forty percent (40%) of Service Users at the Property. As stated in the below table, Company shall provide Owner with a credit against the next month's invoice in an amount equal to Company's per day charge for the Bulk Services prorated by the percentage of affected Service Users, each a "Service Credit".

Consecutive Hours of Major Outage	Service Credit
3 Hours to 6 Hours	1 Day
6 Hours to 12 Hours	2 Days
12 Hours to 24 Hours	3 Days
24 Hours to 48 Hours	5 Days
48 Hours to 72 Hours	2 Weeks
72 Hours or more	1 Month

The foregoing Service Credit issued to Owner hereunder shall be Owner's and the Service User's sole and exclusive remedy at law or in equity on account of any Major Outage, except to the extent such

Outage results from Company's gross negligence or willful misconduct, in which case Owner shall retain all remedies available at law or in equity. In no event shall Company's total liability for any and all Outages, interruptions, disruptions, failures, and/or degradations in the Bulk Services (including, without limitation, any Outage) exceed one hundred percent (100%) of the monthly charge for such Bulk Services. Owner must submit a written request to claim a Service Credit no later than thirty (30) days following the Outage which gives rise to Owner's right to request the Service Credit. Failure to request a Service Credit within such period shall constitute a waiver of any claim for a Service Credit. Subject to the exclusions set forth below, in the event the Bulk Services experience: (i) two (2) Major Outages in excess of seventy-two (72) consecutive hours in any calendar month, (ii) four (4) or more Major Outages of forty-eight (48) consecutive hours or longer over the course of a six (6) month period, or (iii) twelve (12) separate Major Outages of twelve (12) consecutive hours within a calendar year (each of (i), (ii) and (iii) are also referred to herein as a "Chronic Outage"), Owner, as its sole and exclusive remedy and in addition to Service Credits, may terminate the Bulk Services without penalty provided that written notice of termination is provided to Company within fifteen (15) days of the event giving rise to the termination right due to a Chronic Outage. Notwithstanding the foregoing, Owner shall not have the right to receive any Service Credit or the right to terminate for any Outage (including a Chronic Outage) or failure to provide Bulk Services hereunder; to the extent any such failure arises from or is caused, in whole or in part, by any of the following events:

1. Owner's or any Service User's (including their respective agents, contractors and vendors) negligence, intentional act, omission, default and/or failure to cooperate with Company in addressing any reported Outage, including failing to take any remedial action in relation to a Bulk Service as recommended by Company, or otherwise preventing Company from doing so and/or moving or tampering with any Company equipment located at the Owner's (or Service User's) Property;
2. Failure on the part of Owner or any Service User's equipment, including without limitation any modem provided by Owner or any Service User;
3. Failure of electrical power;
4. Election by Owner or any Service User, after requested by Company, not to release the Bulk Services for testing and repair;
5. Company's inability to obtain access required to remedy a defect in the Bulk Services;
6. Scheduled upgrade of Bulk Services at the request of Owner;
7. Force Majeure event, pursuant to Section 18 of the Agreement; and/or
8. Disconnection or suspension of the Bulk Services by Company pursuant to a right provided under the Agreement or the Addendum.

During the Term of the Agreement and not more than once per every three (3) months during each calendar year of the Term, Company will provide the Owner with a review of Company's performance against the applicable "Standards" (defined below) during the immediately preceding quarter, each a "Scorecard Report". Each Scorecard Report shall demonstrate Company's performance in relation to the following Standards:

Call Center Performance. Company will use its reasonable efforts to ensure that at least ninety (90%) percent of calls achieve an average speed of answer of no more than one hundred eighty (180) seconds,

provided that all instructions pertaining to the Call Center are followed by each caller at the Property. At a minimum, each Service User making a call for any service-related issue must call (888) 536-9600 during regular business hours (approximately between 9AM and 4PM, Mondays through Fridays) and respond appropriately to any prompts to ensure proper call routing.

Technician Appointment Availability. In the event that a service-related issue reasonably requires a technician to be scheduled to come to the Property, Company will use its reasonable efforts to ensure that for ninety-five (95%) of such appointment requests, a technician will be available for an appointment within forty-eight (48) business hours from the date that the request was received by Company. Company reserves the right to troubleshoot or resolve any service issue or questions over the phone prior to scheduling a technician visit. The Parties understand that this provision does not apply to Service Outages as defined above; and

Bulk Video Service Availability. Shall mean the percentage of time that the Bulk Video Services are operational against the total time measured in each month during the Term. The Bulk Video Service Availability Standard shall be ninety-seven percent (97%) as measured to the modem or similar Equipment. In the event that Company fails to meet the Bulk Video Service Availability Standard, upon receipt of a written request from Owner, Company shall issue a Service Credit to Owner equal to the amount of time that the Bulk Internet Service Standard was not met, not to exceed a total of three (3) days.

Bulk Internet Service Availability. Shall mean the percentage of time that the Bulk Internet Services are operational against the total time measured in each month during the Term. The Bulk Internet Service Availability Standard shall be ninety-nine and one half percent (99.5%) as measured to the modem or similar Equipment. In the event that Company fails to meet the Bulk Internet Service Availability Standard, upon receipt of a written request from Owner, Company shall issue a Service Credit to Owner equal to the amount of time that the Bulk Internet Service Standard was not met, not to exceed a total of three (3) days.

Mean Time To Respond. Shall mean the average time required for Company to begin troubleshooting a reported Service Outage. In the event of a Minor Outage, the Mean Time to Respond shall be no greater than four (4) hours. In the event of a Major Outage, the Mean Time to Respond shall be no greater than six (6) hours. In the event that Company fails to meet this standard within the Mean Time to respond, upon receipt of a written request from Owner, Company shall issue a Service Credit to Owner equal to the amount of time the Bulk Services are not operational, not to exceed a total of three (3) days.

Mean Time To Repair. Shall mean the average time from the moment Company receives a request from Owner, until the affected Bulk Services are restored to the standard operating condition. In the event of a Minor Outage, the Mean Time to Repair shall be no greater than twenty-four (24) hours. In the event of a Major Outage, the Mean Time to Repair shall be no greater than six (6) hours. In the event that Company fails to repair the Bulk Services to an operational condition within the Mean Time to repair, upon receipt of a written request from Owner, Company shall issue a Service Credit to Owner equal to the amount of time the Bulk Services are not operational, not to exceed a total of three (3) days.

Service Credit Table for Service Performance.

SLA Category	SLA Level	Service Credit
Bulk Video Service	97%	Up to 3 Days
Bulk Internet Service	99.5%	Up to 3 Days
MTTR (Respond)	≤3hrs for Minor Outage and ≤6hrs for Major Outage	Up to 3 Days
MTTR (Repair)	≤24hrs for Minor Outage and ≤6hrs for Major Outage	Up to 3 Days

Review Procedure. In the event that Company fails to meet the Standards during any quarter during the Term, Owner shall notify Company in writing of such a failure. Company shall have at least ninety (90) days from receipt of the notice to cure or remedy any such failure. Any and all measurements as required by this section shall be provided by Company. Any data required to be measured by this section shall be reported monthly but evaluated not more than once per quarter during each calendar year of the Term.

ABSOLUTE
POWDER COATING
THE FORCE BEHIND THE FINISH
954-917-2716
1254 NW 21st Street

Quote

Date	Quote #
5/26/2026	14310

Name / Address	Ship To
The Landmark 20185 E Country Club Dr Aventura, FL 33180	

Terms	Rep	FOB	Due Date Requested
		Coral Springs	5/26/2026

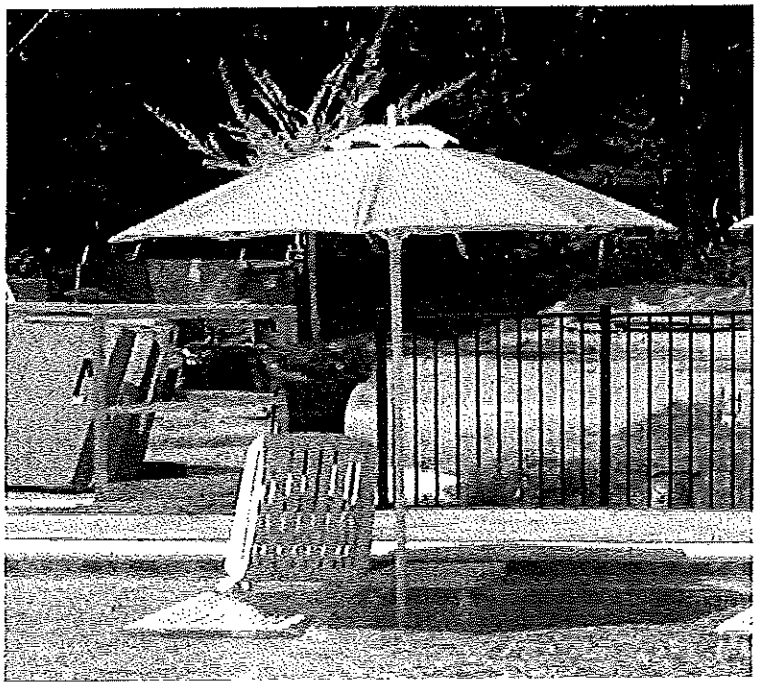
Item	Description	Qty	U/M	Cost	Total
FL-8.5UMB-LO...	Las Olas - 9' Dia. Fiberglass Frame Umbrella - Pulley w/ Middle Vent - Sunbrella Cover & Tie Downs Pulley System with Middle Vent Fabric: TBD Frame: TBD	3	ea	559.00	1,677.00T
Del. Charge	Delivery Charge			129.00	129.00

Subtotal	$1,806.00
Sales Tax (7.0%)	$117.39
Total	**$1,923.39**

POWDER COATED TOUGH™

Signature _____

www.absolutepatiofurniture.com



Quote

 # EST-001675

Cape Umbrella USA

11235 Saint Johns Industrial Parkway North
32246
Jacksonville Florida
U.S.A

Bill To
The Landmark Club Condominum Association
20185 E country club Dr. Aventura
Aventura
33180 Florida
U.S.A

Estimate Date : 26 May 2026

#	Item & Description	Qty	Rate	Amount
1	Premium Clifton/10ft/Round/1.5" Pole Diameter/Stainless Steel Pole /Aluminum Arms Color-Agora Natural	3	789.73	2,369.19

Sub Total	2,369.19
Florida. (7.5%)	177.69
Shipping charge	425.00
Total	**$2,971.88**

Notes

Please contact us if you have any questions.

Terms & Conditions

Price quoted in USD
Payment method: ACH/Wire transfer or Check
Payment terms: 50% Deposit 50% On Delivery
Please note that the goods are the property of Cape Umbrellas until paid for in full.
Quotation valid for 60 days.
Canvas Warranty- 5-Year Anti-Fade Agora Canvas
Frame Warranty- 3-Year on all components (Wind Damaged Excluded)

PREMIUM

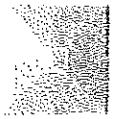
CLIFTON

The Clifton patio umbrella is part of our Premium collection of outdoor patio umbrellas. Manufactured using a high degree of resistance to corrosion aluminium combined with stainless steel and nylon components, the Clifton is sure to stand the test of time. All components are designed and manufactured to ensure the Clifton is easily and fully repairable.

- ⊕ Aluminium & stainless steel frame
- ⊕ EasyLift System
- ⊕ Unmatched quality
- ⊕ Compact and strong

SPECIFICATIONS

STRUTS:	Anodised (20mic) aluminium struts. 1.5mm wall thickness.
POLE:	48mm diameter polished GR304 stainless steel pole. 1.5mm wall thickness.
HUBS:	Polished silver. Die-cast solid aluminium.
FITTINGS:	Nylon brackets/riveted.
FRAME:	Aluminium and Stainless Steel.
BASE MOUNT:	Center Pole.
OPENING:	Rope and Pulley System or EasyLift System.



SQUARE - 8 STRUT

2.0m / 7ft	2.5m / 8ft	3.0m / 10ft



OCTAGONAL - 8 STRUT

2.5m / 8ft	3.0m / 10ft	4.0m / 13ft



PG Welding
Custom Fabrication For Less

invoice

P.G. Welding Inc.
10649 NW 123th Street, Medley, Florida 33178
Phone: (786) 547-9516 E-mail: migulyane@gmail.com

Date: 08/29/26
invoice #: 12447
Customer ID: ID

To: The Landmark club
Condominium.

Salesperson	Deposit	Payment Terms	Due Date

Qty	Description	Unit Price	Line Total
1	MANUFACTURE OF A 186 INCH X 83 -3/4 INCH HIGH GREEN MESH FENCE IN THE PARKING LOT E LEVEL. WITH A 2 INCH GALVANIZED PIPE FRAME . EVERYTHING WOULD BE MANUFACTURED AND INSTALLED		

Subtotal	
Sales Tax	
Total	**$975.00.00**

Make checks payable to P.G. Welding Inc
Thank you for your business!

08.

Invoice

DoneRite Pumps Inc.
4240 NW 133rd St Opa-Locka, FL 33054
(305) 953-3380 / (305) 953-3380
serviceinquiry@wearedonerite.com

DATE	08/25/2026
INVOICE#	22677
TERMS	NET 30
DUE DATE	09/24/2026

BILL TO

THE LANDMARK CLUB CONDO
THE LANDMARK CLUB CONDO
20185 EAST COUNTRY CLUB DRIVE
AVENTURA FL 33180
(305) 933-8955
office@thelandmarkclub.com

SERVICE LOCATION

Landmark
THE LANDMARK CLUB CONDO
Angel Eng
20185 EAST COUNTRY CLUB DRIVE
AVENTURA FL 33180
(305) 933-8955
office@thelandmarkclub.com

JOB#	DATE	PO/REF#	DESCRIPTION
10347343631	08/14/2026		REPLACEMENT CIRCULATING MOTOR/PUMP

PUMP MANUFACTURER: TACO
PUMP MODEL: 1615EA-3/4-18-1
PUMP SERIAL / ASSET NUMBER:
MOTOR MANUFACTURER : TACO
MOTOR MODEL :
MOTOR SERIAL :
MOTOR HORSE POWER: 3/4
MOTOR RPM: 1750
MOTOR FRAME SIZE:
MOTOR NAMEPLATE VOLTAGE: 1/115/230

Job Charges	Qty	Rate	Total
MISC-Service PROVIDE FIELD SERVICE PERSONNEL AND ALL EQUIPMENT REQUIRED TO SHUT DOWN SYSTEM, SHUT OFF WATER VALVES, DISCONNECT MOTOR ELECTRICALLY, REMOVE MOTOR/PUMP AND FURNISH AND INSTALL NEW ABOVE MENTIONED MOTOR/PUMP, OPEN WATER VALVES AND CHECK FOR LEAKS, CONNECT MOTOR ELECTRICALLY, TURN SYSTEM BACK ON.	1.00	$2,585.00	$2,585.00
Job Subtotal			**$2,585.00**
Job Total			**$2,585.00**

PRE-WORK SIGNATURE

08/14/2026 11:40 am

POST-WORK SIGNATURE

Signed By: Angel Eng

Signed By:

Invoice Total:	**$2,585.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$2,585.00**

DoneRite Pumps Inc.
4240 NW 133rd St Opa-Locka, FL 33054
(305) 953-3380 / (305) 953-3380
serviceinquiry@wearedonerite.com

Invoice

DATE	08/24/2026
INVOICE#	22674
TERMS	NET 30
DUE DATE	09/23/2026

BILL TO

THE LANDMARK CLUB CONDO
THE LANDMARK CLUB CONDO
20185 EAST COUNTRY CLUB DRIVE
AVENTURA FL 33180
(305) 933-8955
office@thelandmarkclub.com

SERVICE LOCATION

Landmark
THE LANDMARK CLUB CONDO
Angel Eng
20185 EAST COUNTRY CLUB DRIVE
AVENTURA FL 33180
(305) 933-8955
office@thelandmarkclub.com

JOB#	DATE	PO/REF#	DESCRIPTION
10347343682	08/20/2026		RECEIVING ROOM A/C DOWN DONERITE PUMPS, DBA DONERITE MECHANICAL LLC# CMC1249879 PROVIDE SERVICE FOR THE FOLLOWING:

Job Charges	Qty	Rate	Total
MISC--SERVICE TECHNICIANS ARRIVED ON SITE AND DISCONNECTED AND REMOVED THE EVAPORATOR FAN MOTOR. THEN PICKED UP THE REPLACEMENT MOTOR FROM SUPPLY HOUSE. THE NEW EVAPORATOR FAN MOTOR WAS INSTALLED AND PROPERLY CONNECTED. FINAL OPERATIONAL TESTING WAS PERFORMED, AND THE NEW MOTOR WAS CONFIRMED TO BE OPERATING PROPERLY.	4.00	$172.50	$690.00
MISCELLANEOUS PARTS 2553 - CR107V460SB SP3 EO MOTOR	1.00	$361.92	$361.92
Job Subtotal			**$1,051.92**
Job Total			**$1,051.92**

PRE-WORK SIGNATURE

Signed By:

POST-WORK SIGNATURE

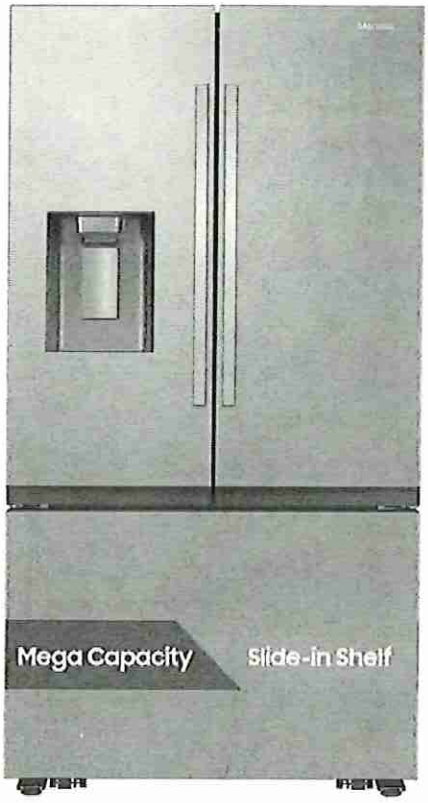
Signed By:

Emergency Repair

Invoice Total:	**$1,051.92**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$1,051.92**

Internet # 340641178 Model # RF32CG5B30SR Store SKU # 1015438534 Store SO SKU #1015433

Final Price
$1,617.55
Home Depot



Hover Image to Zoom







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New Labor Day

Shop Samsung

36 in. 31 cu. ft. 3-Door Standard Depth French Door Refrigerator in Stainless Steel w/External Water and Ice Dispenser

(242) Questions & Answers (20)

Limit 6 per order

DAILY DEALS $1,699.00 $2,399.00 Save $700.00 (29%)

Home Depot

See Low Price in Cart
Save up to $599 in Rebates and Promotions

Daily Deal ends in **13 hrs 52 mins**
Shop All Daily Deals

6 Months Everyday Financing** available on purchases of $299 or more. ⓘ Apply Now

Ends Sep 16
Buy More, Save More

Spend $998	Spend $1,498	Spend $1,998	Spend $2,498
$50 Off	**$150 Off**	**$250 Off**	**$400 Off**

Item limits may apply per category for discount. Learn more.

Shop This Offer

- 31 cu. ft. Mega Capacity 3-Door French Door Refrigerator.
- External Water&Ice Dispenser: easy access to chilled water & ice.
- AI Energy Mode: Reduce your energy use by up to 15%.
- View More Details

Installation Depth: **Standard Depth**

Counter Depth | **Standard Depth**

Total Capacity (cu. ft.): **30.5 cu ft**

25.5 cu ft | **30.5 cu ft**

Will This Refrigerator Fit My Space?
Measure your space, not your old refrigerator.

Get Started

Pickup at N Miami Beach Delivering to 33180

Pickup
Unavailable

Delivery
Earliest delivery
Tue, Sep 1

Schedule your appliance delivery in checkout. Delivery cost applied in cart.

Add to Cart

Buy now and pay later with *PayPal*. Learn more

Feedback

Secure Checkout

Edit Cart (1)

Delivery Address

angel divasto
20185 E Country Club Dr
Management Office
Aventura, FL 33180
(786) 487-0688

Edit

Appliance Delivery

Your Appliance Delivery Cost: FREE
This applies to all Appliance Delivery items in your cart.



Delivery Date *

09/01/2026

We'll call or text **(786) 487-0688** with your projected 4-hour delivery window one business day before your scheduled delivery date. You may also receive an optional customer service satisfaction survey.

Add Instructions to Driver (optional)

E.g. Dial 555 for gate, park in back

Continue

Payment Method

Feedback

Your Order

Subtotal	**$2,449.00**
Savings	-$934.00
Appliance Delivery	FREE
Estimated Sales Tax*	$102.55

Apply Tax Exempt ID

Total **$1,617.55**

You Saved **38%** Off Your Item

✓ **Buy More Save More | Applied**

View Details

Have a Promo Code?

Feedback

Place Order

The order confirmation and updates will be emailed to
office@thelandmarkclub.com

Items in Cart (1 Item)

GET $100 OFF* and pay $1,517.55 instead on your qualifying purchase, plus receive 6 months everyday financing** on purchases over $299 when you open a new card



Apply Now

Need Help?

Online Customer Support: 1-800-430-3376

Custom Blinds: 1-800-658-7320

Available Monday - Sunday - 6 a.m. to 2 a.m. EST

Text 'SUPPORT' to 38698

Message and data rates may apply. Reply STOP to unsubscribe. Available 7 days a week. Terms of Use.

We are required by law to charge all applicable sales taxes for online orders.
Please note that the order totals during your checkout reflect estimated sales tax. The actual charge to your form of payment will include applicable state and local sales taxes. For Pickup orders, sales taxes will be calculated when order is ready for pick-up. For Delivery orders, sales taxes will be calculated when order is shipped.

By providing your mobile phone number and clicking Place Order, you agree to the Home Depot contacting you at the number provided when your order is ready for pickup, including through the use of automated technology, SMS/MMS and/or prerecorded, AI or artificial messages. Messaging frequency may vary. Message and data rates may apply. Consent not required and not a condition of purchase. Not all carriers supported. For help, text HELP; to stop texts, text STOP (a confirmation text will be sent).

Local store prices may vary from those displayed. Products shown as available are normally stocked but inventory levels cannot be guaranteed.

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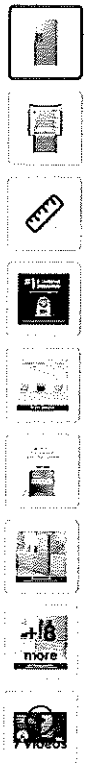
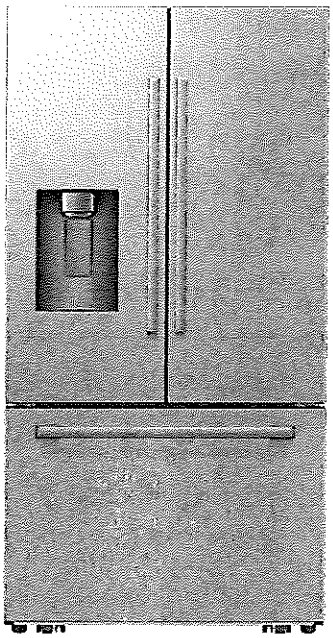
Shop Samsung





Free Delivery

Samsung - 36 in. Wide Bespoke AI 29 cu. ft. 3-Door French Door Refrigerator with Zero Clearance Fit & Dual Auto Ice Maker - Stainless Steel

Model: RF70H30HERAA SKU: 6669225

4.8 (178 reviews from Samsung US)

Sold by Best Buy

About this product

Samsung's Bespoke AI 29 cu. ft. 3-Door French Door Refrigerator with zero clearance fit is designed to fit in all types of spaces. Special hinges and slim doors allow the fridge to open with minimal gaps between walls and cabinets, providing a seamless look. Choose from three types of ice - cubed, curved or crushed ice with the Dual Auto Ice Maker and get extra room to fill large bottles, pitchers and tumblers with the External Tall Water & Ice Dispenser.

See more

Depth: **Standard Depth**

Counter Depth | Standard Depth

Labor Day Deal ›

$1,899.99

Save $620

Comp. Value: $2,519.99

or $79.17/mo. suggested payments with 24-Month Financing

Show me how

Your offers

Buy more & save up to $1,000

Save instantly in cart when you buy 2, 3, 4, 5, 6, 7 or 8 select products. Learn more

2	3	4	5	6	7	8
$100	$300	$400	$500	$700	$800	$1,000

Protect your refrigeration appliance

Reviews coming soon

What's included | Terms & Conditions

Standard Geek Squad Protection

No Plan	3-Year	5-Year
	$159.99	$349.9
	About $4.44/mo.	About $5.8

Availability

Delivery	Delivery + Installation	Pickup
As soon as Wed, Sep 16	As soon as Wed, Sep 16	Ready on Sat, Sep 19

FREE delivery to 33101

Need-haul away?

☐ Haul away or move my old appliance to another room — $49.99

Learn more ~

Make sure it fits your space

Enter dimensions

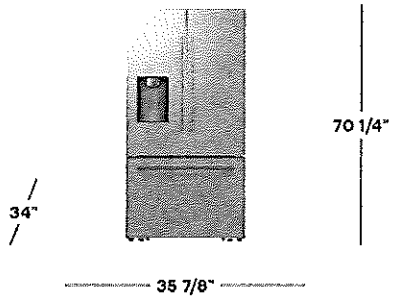
Add to cart

Sold by **BESTBUY**

Return & Exchange Policy

Specifications

Best buy



Key Accessories:



Water Filter for Select Samsung Refrigerator...

$49.99

Add to cart

Related Item



Sponsored

Whirlpool - 36 in. Wide 25 cu. ft. Wide French Door Bottom Mount Refrigerator with Two...

(163)

Labor Day Deal

$2,098.99

Add to cart

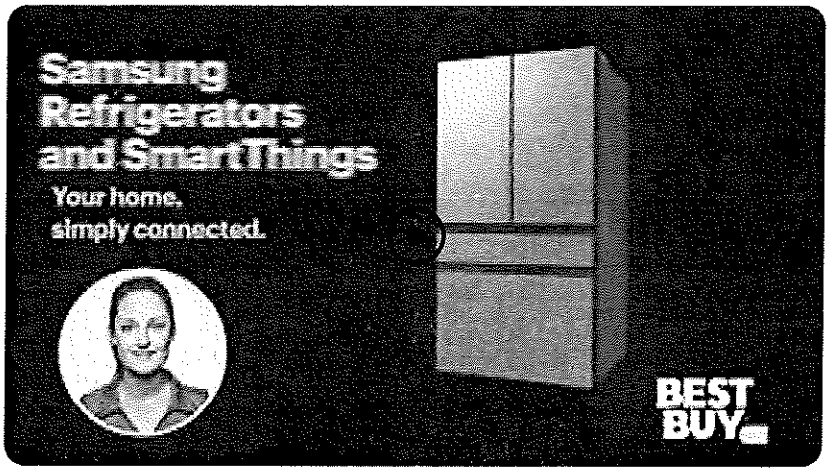
Color Finish	Stainless steel
Product Height ⓘ	70 1/4 inches
Product Width ⓘ	35 7/8 inches
Height To Top Of Refrigerator (Without Hinges) ⓘ	68 7/8 inches
Height To Top Of Door Hinge ⓘ	70 1/4 inches
Depth Without Handle ⓘ	31 15/16 inches
Depth With Handle ⓘ	34 inches

See all specifications

Features

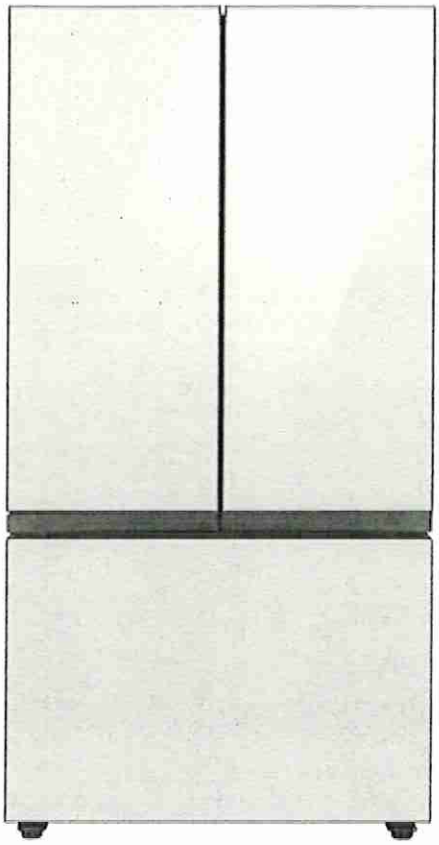
- **The fridge that fits**
  Zero clearance fit fridges are designed to fit in all types of spaces.¹Special hinges and slim doors allow the fridge to open with minimal gaps between walls and cabinets, providing a seamless look.
- **Get three types of ice**
  Enjoy your favorite beverage with up to three types of ice. Choose from cubed ice from the freezer drawer or curved or crushed ice from the external dispenser.
- **Tumbler-ready, no-tilt refills**
  The External Tall Water & Ice Dispenser gives you extra room to fill large bottles, pitchers...

See all features



BBY Overview - Samsung Refrigerators & SmartThings [0:55]

Buy with confidence



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$1,998.00 ~~$3,999.00~~

Price After Rebates: $1,044.00

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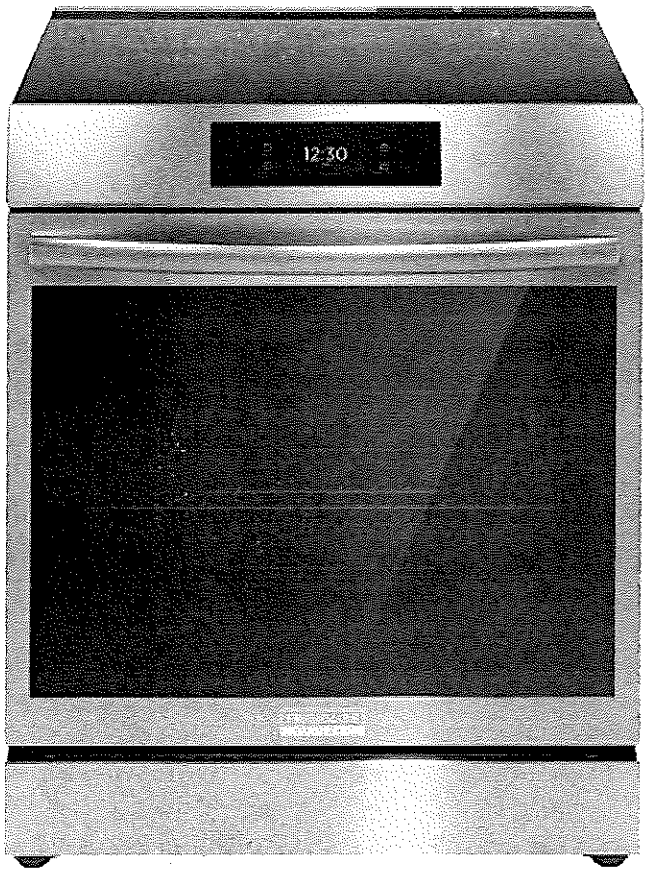

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6.2 CuFt 5-Element Freestanding Induction Range in Stainless…

$1,399.00 ~~$2,549.00~~

Price After Rebates: $1,349.00

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Password* Toon Hide Password

Forgot your password?

Sign in

Create a

Added to cart

Add to cart

- **30.0 CuFt Bespoke Smart French Door Refrigerator in Wh Glass with Beverage Center™**

$1,994.(

- Go beyc
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- Schedul
  reputabl

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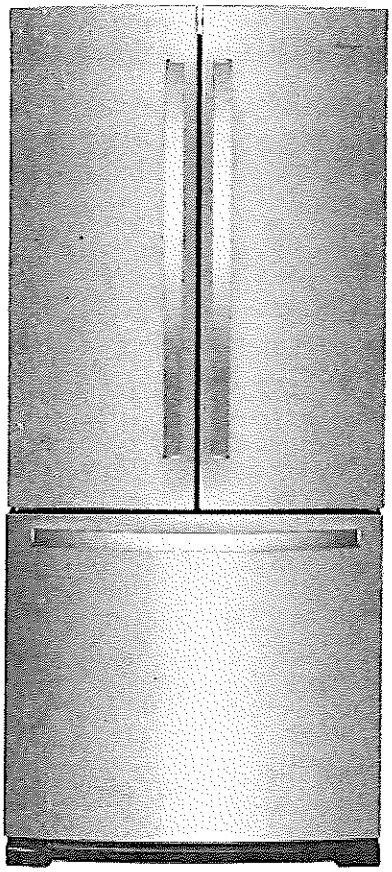

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79.
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Shop the

Select a s

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Enter Address, Zip Code, (

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WHIRLPOOL

Use my current location

30 Cu Ft French Door Refrigerator in Stainless Steel

11 TOTAL STORES

Dania Beach, FL

~~$1,798.00~~

6.4 mi away

Price After Rebates: $1,748.00

✓30.0 CuFt Bespoke Smart French Door Refrigerator in White Glass with Beverage Center™ Available

Dania Pointe 10 South Compass Way, Dania Beach, Florida, 33004

Selected

Miami G

Add to cart

9.5 mi away

✓30.0 CuFt Bespoke Smart French Door Refrigerator in White Glass with Beverage Center™ Available

4320 NW 167th St, Miami Gardens, Florida, 33054

Select store

Miami, FL