

I am writing to file a formal complaint against Attorney Ronnie Bronstein, Florida Bar Number 84052, who has been serving as the association attorney and registered agent for the Amethyst Condominium since 2017. I am a unit owner at the Amethyst Condominium located at 5313 Collins Avenue [REDACTED] Miami Beach, FL 33140; and have witnessed several instances of misconduct under Florida bar rules and potential violations of Florida state statutes by Mr. Bronstein.

We currently have a developer who has made offers for several commercial units in our building, the Amethyst Condominium located at 5313 Collins Avenue, Miami, Florida 33140. On October 11th, 2022, a meeting was held with the board of directors to vote on the sale of commercial units and commercial land to the developer. During the meeting, Mr. Bronstein, along with the association president at the time, Luis Naya, actively promoted the sale of our commercial units and land to the developer. However, the meeting did not have enough members in attendance to meet a quorum.

At the meeting, Mr. Bronstein congratulated everyone on a vote and advised owners that they would receive a \$10,000 payment for voting yes to the sale of the commercial units. The vote passed, according to Mr. Bronstein, but when I requested that he count the votes in front of the members, he abruptly stopped counting at 60 without providing an official vote count. I informed Mr. Bronstein that there was not a quorum of members present at the meeting. A Cease-and-Desist for the sale of the units email was sent to Mr. Bronstein on October 14th, 2022 (Exhibit A).

On October 18th, 2022, I exercised my right to inspect the voting documents as part of the HOA records. It was revealed that the meeting did not meet a quorum, as only 26 members were in attendance out of 126 units. As seen in the sign in sheet, Exhibit B. This confirms that Mr. Bronstein misled association members into believing they would receive financial compensation for voting yes. A demand letter was sent on October 24th, 2022 (Exhibit C).

Mr. Bronstein's actions, including providing false statements to obtain property and assisting the developer while representing the association, appear to have violated several Florida state statutes.

Mr. Bronstein's actions may have violated the following Florida state statutes:

- a. Statute 817.034 - Florida Communications Fraud Act: Mr. Bronstein actively promoted a vote to sell to the developer by providing false statements, resulting in unit owners voting in favor of the sale without receiving the promised financial compensation.
- b. Statute 501.201 - Deceptive and Unfair Trade Practices: Mr. Bronstein's actions, in collaboration with the board of directors, may constitute a pattern of racketeering and corrupt organizations, violating the Florida RICO Act.
- c. Statute 617.0501 and Statute 617.0503 - Registered Agents' Duties: Mr. Bronstein, as the registered agent, failed to register the officers/board members of the association, thereby concealing their identity and violating his duties as a registered agent.

Notably, Mr. Bronstein serves as the registered agent for our association (The Amethyst Condominium Association, inc. Document Number N49831) and appears to have participated in a conspiracy with the previous and current board of directors to withhold crucial information from the Department of State regarding non-profit filing and disclosure of Board members. Mr. Bronstein was notified in a demand letter (Exhibit D) to place these board members which consisted of the President Onix Padron, Vice President Ron Spieldman and treasure Noelia Grossi after the annual election that occurred in June of 2022 and document them with the state. Proof of board members not registered (Exhibit E).

Mr. Bronstein persisted in concealing the identity of the board members, thereby violating statutes 617.0501 and 617.0503 that govern registered agents' duties. This behavior starkly contradicted Mr. Bronstein's established protocol in relation to the concealed board members during his role as an association attorney and registered agent for the Association. By filing documents with the state that gave the impression of a continuous board of directors, he tampered with official condominium and state records, thereby violating Florida Statute 817.15, which pertains to false entities in business entity records (Exhibit F).

During their 4-month tenure, Mr. Bronstein failed to register the officers/registered agents of the association. As a result, they accumulated over \$50,000 in attorney's fees for Mr. Bronstein. The concealed board enabled them to have confidential meetings with developers, alongside Mr.

Bronstein (Exhibit G). The attorney's actions in facilitating these closed-door meetings between the board of directors and developers further violate Florida Statute 720.303 2b, as they failed to notify association members of the meetings. This secretive approach to negotiations and decision-making raises concerns about the intentions and accountability of the board and association's attorney.

The concealed board members received substantial contracts from the developer, orchestrating large assessments, common land deals, and collaborating with the developer to make decisions without proper documentation. These actions had a significant impact on the association and its members. Additionally, the Association president, Onix, filed a slip and fall claim while shielded as a board member, evading responsibility as the President for the property (Exhibit H). This lack of disclosure of pertinent information has had harmful consequences for our association and its members. Moreover, the board's refusal to reveal their identities with the assistance of Mr. Bronstein may have even resulted in the potential invalidation of title transfers. In the case of transferring my unit to an LLC, the absence of a board member's signature, with only the property manager signing, indicates their concealed presence (Exhibit I).

Moreover, during the budget review held on July 18th, 2022 had the board of Directors name on it that does not appear on State documents, additional concerns have emerged regarding the presence of false attorney fees not listed but charged to the association. Furthermore, with no board members officially recorded in the Division of Corporations filings, there is no one to hold accountable or authorize these services.

Furthermore, it is evident that an email was received from Miami Management, as demonstrated in exhibit J, which was written in a third-party manner, seemingly originating from the board president, Onyx. The email explicitly mentions Noelia and Ron as board members, thereby confirming their involvement, although this information has not been officially disclosed. This form of communication allowed previously undisclosed members to advocate for the sale of commercial units, raising concerns regarding transparency and proper disclosure.

Furthermore, as a result of a private meeting with the developer on August 30th, 2022, a memo of understanding was drafted and reviewed by Mr. Bronstein. This memo pertained to the Canero

Group LLC, a third party representing only 28 members of the association, not the majority. It is concerning that association funds were used for private dealings, including Mr. Bronsteins legal representation, aimed at securing profits on personal real estate sales contracts with the assistance of the association attorney. Having complete knowledge that his representation does not represent the majority of the association's members. It is important to note that the Canero Group has no affiliation with our association or its majority members. Despite this knowledge, Mr. Bronstein represented the private party and the Canero Group, charging fees that are paid by all association members, not just those who signed with the Canero Group. This raises questions about the fairness and equitable treatment of all association members.

It is important to highlight that the same attorney is now seeking to represent both the association and a third party, the Canero Group, using the association members as a pawn for payment, which has external financial interests. The attorney claims that the memo of understanding was violated by the developer and suggests that the bylaw change can be revoked if challenged. It is worth noting that the bylaw change received overwhelming support from the majority of its members. However, it appears that this request is merely an attempt by the unit owners who have signed with the Canero Group to expedite the developer's closure on their units. It is concerning that members' funds are being used for private representation, especially considering that the memo of understanding is unrelated to the bylaw itself and solely pertains to the filing with the county. It is essential to point out that all signatures authorizing the bylaw change were obtained in July, prior to the existence of the memo of understanding (Exhibit K). (One signature of a unit owner provided, 120 unit owners signatures available upon request)

I hope that the actions of this attorney, which involve conspiring and concealing board members of a non-profit corporation with the clear intent to defraud unit owners of their shared common land and facilitate the creation of false assessments for the developer in exchange for lucrative real estate contracts, are met with appropriate consequences. It is my sincere belief that such behavior warrants the attorney's disbarment, given the severity of their actions and the harm inflicted upon the association's members.

I believe he violated the following Florida Bar Rules:

Rule 4-8.4(c) - Misconduct: It is professional misconduct for a lawyer to engage in conduct involving dishonesty, fraud, deceit, or misrepresentation. Mr. Bronstein's alleged actions of providing false statements, misleading association members, and concealing board members may fall under this rule.

Rule 4-1.7 - Conflict of Interest: This rule prohibits a lawyer from representing a client if the representation involves a concurrent conflict of interest. Mr. Bronstein's representation of both the association and the Canero Group LLC, with potential conflicting interests, may raise concerns under this rule.

Rule 4-1.8 - Conflict of Interest: This rule addresses conflicts of interest arising from a lawyer's personal interests or business transactions with clients. Mr. Bronstein's alleged involvement in confidential meetings, financial interests, and representation of the Canero Group LLC may be subject to scrutiny under this rule.

Rule 4-1.9 - Duties to Former Clients: This rule requires a lawyer to maintain the confidentiality and loyalty owed to former clients. If Mr. Bronstein represented the association in previous matters and subsequently engaged in activities that could harm the association's interests, this rule may be relevant.

Rule 4-1.16 - Declining or Terminating Representation: This rule sets forth the requirements for a lawyer to withdraw from representing a client. If Mr. Bronstein failed to fulfill his obligations as the association attorney and registered agent, such as failing to file necessary documents with the state, this rule could be implicated.

In reference to the potential criminal violations that may have been violated. A follow up complaint is being sent to FDLE and the Miami Dade state attorney's office to review.

Sincerely,

Jeffrey S Giordano

Jeffrey S Giordano

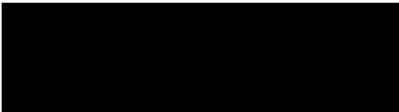


Exhibit A

Cease and Desist Sale of commercial Units until Votes are verified

Jeffrey Giordano <jgiordano@gpssecurity.us>

Fri 10/14/2022 3:19 PM

To:Naya@nayaarchitects.com <Naya@nayaarchitects.com>;Robert Bollinger <rbollinger61@yahoo.com>;ISELA MONTEAGUDO <IHM23@msn.com>

Cc:Sandra Reyes <sreyes@miamimangement.com>;Ronnie Bronstein <ronnie@mblawpa.com>;adaksells <adaksells@gmail.com>

 1 attachments (862 KB)

Right to inspect october 14th Amethyst.pdf;

To The Board of Directors of The Amethyst Condominium Association

Cease and Desist the sale of commercial units CU1 and CU2 owned by the Association until its owners are able to verify the validity of the votes of the sale of the units.

There is a possibility and an investigation mat prove that the board of Directors of the Association along with the Association attorney may have conspired to commit real-estate and financial fraud on the unit owners/members of the Association.

At the HOA meeting held on October 11th, 2022. the Boards President (recorded) stated if you vote yes, you would receive \$10,000 if you voted no because you were misinformed than you will leave it for the developer. Mr. Naya offered no contract, means of receiving funds, what account the funds from the sale will be sent to, is there a relator involved in a commission and is the Association attorney receiving funds for financial gain for his assistance in the sale of these commercial units and assisting in misleading its members on receiving funds from this sale. Mr. Naya also failed to mention the settlement of the Irma insurance claim that was settled and will be paid in the name of the Association. If the money from the sale of the commercial units will go to its members than This Irma claim also belongs to its members, will it be distributed amongst the unit owners? Where is this money going to? Where the statements by the boards President Mr. Naya of members receiving \$10,000 for a yes vote fraudulent and misleading?

The Association Attorney Ronnie Bronstein refused to count the votes at the meeting when the meeting agenda clearly specified 4. Counting of the votes regarding the sale of the commercial units. At no time during the course of the meeting did Mr. Bronstein count any votes in front of its members other than making a statement he stopped counting way past 60 and if anyone wanted to count the votes, they can request an inspection of the documents.

No official number of the count was ever given to its members, there was not a witness in the counting of the votes nor doing a comparison to the unit owners of a duly authorized officer of the Association. It appeared that we did not have a quorum of unit owners as owners had friends with them that were not even members of the Association. Mr. Bronstein without even verifying a quorum on an official sign in sheet stated we clearly have a quorum the room is full.


I am sending an official right to inspect via US mail as required by law to the Association. If management would like to work on these documents ahead of time, I have attached the right to inspect to this email. I am requesting a copy and will pay for the printing of these documents. The copies may be provided electronically if available. The office at the Amethyst does have a copy machine to make this possible. If Miami management refuses to provide copies at a reasonable fee please advise so I can arrange for a scanner to be brought to the inspection. Miami management refusing to provide copies of this request

are delaying a possible criminal referral to the Miami Dade State attorney's office. Thank you for your cooperation

INSPECTION AND COPYING OF RECORDS.—The official records shall be maintained within the state for at least 7 years and shall be made available to a parcel owner for inspection or photocopying within 45 miles of the community or within the county in which the association is located within 10 business days after receipt by the board or its designee of a written request. This subsection may be complied with by having a copy of the official records available for inspection or copying in the community or, at the option of the association, by making the records available to a parcel owner electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. If the association **has a photocopy machine available where the records are maintained, it must provide parcel owners with copies on request during the inspection** if the entire request is limited to no more than 25 pages. An association shall allow a member or his or her authorized representative to use a portable device, including a smartphone, tablet, **portable scanner**, or any other technology capable of scanning or taking photographs, **to make an electronic copy of the official records in lieu of the association's providing the member or his or her authorized representative with a copy of such records.** The association may not charge a fee to a member or his or her authorized representative for the use of a portable device.

Jeffrey S Giordano
President

Giordano Protection Services LLC.
GPS Security/P.I Miami
www.gpssecurity.us
O 305.925.7524



CONFIDENTIALITY NOTICE:

UNAUTHORIZED INTERCEPTION IS PROHIBITED BY FEDERAL LAW

[Electronic Communications Privacy Act of 1986, 18 U.S.C. 2701(a) and 270

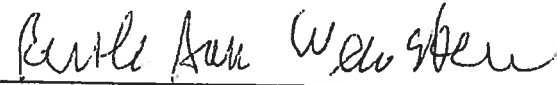

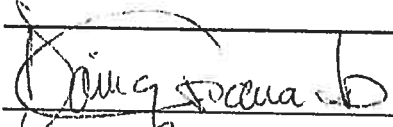
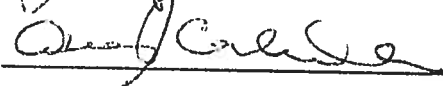
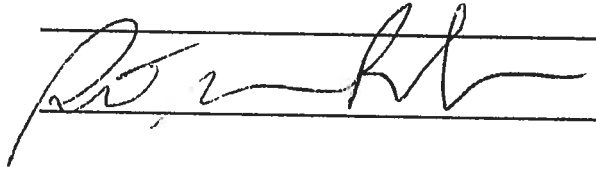
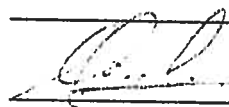

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Exhibit B

First Name

Second Name

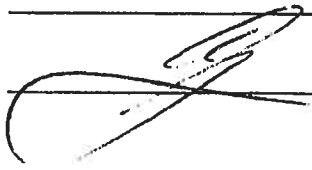

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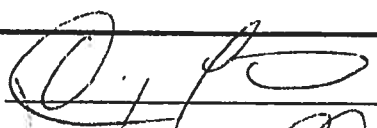

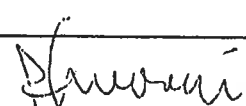
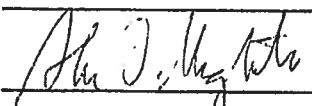
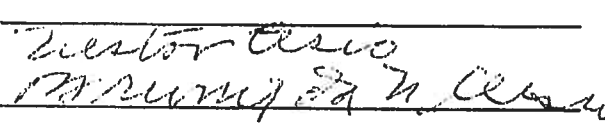
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Granados, Cesar O 5313 COLLINS AVE		2338-000202 202	
Granados, Dania 5313 COLLINS AVE		2338-000203 203	
Carlucci, Ana 5313 COLLINS AVE		2338-000204 204	
Greenhouse, Clifford J 5313 COLLINS AVE	Greenhouse, Maria	2338-000205 205	
Speelman Jr, Ronald 5313 COLLINS AVE	Speelman, Rita Borda S	2338-000206 206	
Gerhard, Stephan 5313 COLLINS AVE		2338-000207 207	
Lefajor Inc 5313 COLLINS AVE		2338-000208 208	
5313 Collins 209 LLC 5313 COLLINS AVE		2338-000209 209	
Carrillo, Josefina 5313 COLLINS AVE		2338-000210 210	
International Homes and 5313 COLLINS AVE	Investments Group Inc	2338-000211 211	
Lorenzo TRS, Juana 5313 COLLINS AVE		2338-000212 212	
Jhony 1 LLC 5313 COLLINS AVE		2338-000301 301	
[REDACTED] 5313 COLLINS AVE		2338-000302 [REDACTED]	
5313 Collins Acquisitions LLC 5313 COLLINS AVE		2338-000303 303	
Diaz, Elba I 5313 COLLINS AVE	Diaz, Raquel	2338-000304 304	
Jorge, Silvia F 5313 COLLINS AVE		2338-000305 305	
Zayas, Nora S 5313 COLLINS AVE	Zayas, Hugo A	2338-000306 306	
Palmas Paredes, Lupercia M 5313 COLLINS AVE	Gonzalez Ceballos, Victor M	2338-000307 307	
Servicios Farmaceuticos LLC 5313 COLLINS AVE		2338-000308 308	

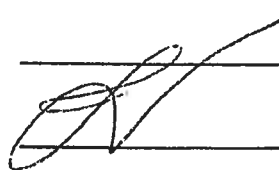
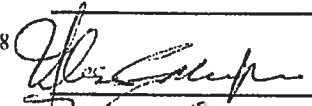
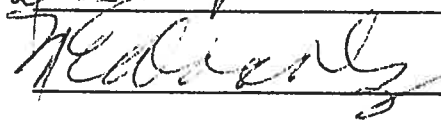


The Amethyst Condo Assoc Inc

2338

10/11/2022

First Name	Second Name			
Sanchez, Gloria B	Rodriguez, Julio C	#	2338-000309	
5313 COLLINS AVE			309	
Monteagudo, Isela		#	2338-000310	
5313 COLLINS AVE			310	
Patino, Raymond J	Patino, Elvia	#	2338-000311	
5313 COLLINS AVE			311	
Acquisitions LLC		#	2338-000312	
5313 COLLINS AVE			312	
Cipoletta, Georgina		#	2338-000401	
5313 COLLINS AVE			401	
Bardisa TRS, Armando N		#	2338-000402	
5313 COLLINS AVE			402	
Nevarez, Mayna A		#	2338-000403	
5313 COLLINS AVE			403	
Del Valle, Carlos M	Del Valle, Maria E	#	2338-000404	<i>Carlos M del Valle, Maria E. del Valle</i>
5313 COLLINS AVE			404	
Yarde, Terence	Yarde, Ibis	#	2338-000405	
5313 COLLINS AVE			405	
Carrasco, Luis M	Carrasco, Rossana	#	2338-000406	
5313 COLLINS AVE			406	
Riccardi, John J	Riccardi, Judith	#	2338-000407	
5313 COLLINS AVE			407	
Hollinger, Robert F		#	2338-000408	
5313 COLLINS AVE			408	
Garcia, Jose A	Garcia, Miriam R	#	2338-000409	
5313 COLLINS AVE			409	
Belaustegui, Jose M	Belaustegui, Rosa	#	2338-000410	
5313 COLLINS AVE			410	
5313 Collins LLC		#	2338-000411	
5313 COLLINS AVE			411	
Tuttle, Douglas C		#	2338-000412	
5313 COLLINS AVE			412	
Amethyst Holdings LLC		#	2338-000501	
5313 COLLINS AVE			501	
Baradat, Sergio		#	2338-000502	
5313 COLLINS AVE			502	
Pelier, Robert N	Pelier, Ana	#	2338-000503	
5313 COLLINS AVE			503	
Dupuis, Gilles	Lamirande, Marise	#	2338-000504	
5313 COLLINS AVE			504	
Alkasasi Group LLC		#	2338-000505	
5313 COLLINS AVE			505	

First Name	Second Name		3
Padron, Onix M 5313 COLLINS AVE		# 2338-000506 506	
Carrillo, Miriam E 5313 COLLINS AVE		# 2338-000507 507	
Villafane, Rayma 5313 COLLINS AVE		# 2338-000508 508	
Inocencio TRS, Rosalean 5313 COLLINS AVE		# 2338-000509 509	
La Sudestada LLC 5313 COLLINS AVE		# 2338-000510 510	
Magluta, Alan O 5313 COLLINS AVE	De Torres Magluta, Teresa	# 2338-000511 511	
Rossie, Marlene 5313 COLLINS AVE	Rossie, Pedro T	# 2338-000512 512	
Cesio, Nestor A 5313 COLLINS AVE	Cesio, Brunilda N	# 2338-000601 601	
Morin Jr TRS, Wilfredo 5313 COLLINS AVE	Morin Jr Family TRS, Wilfred	# 2338-000602 602	
Inocencio, Miriam 5313 COLLINS AVE		# 2338-000603 603	
Rodriguez, Ruben 5313 COLLINS AVE		# 2338-000604 604	
De Palma, Anna Maria G Ang 5313 COLLINS AVE		# 2338-000605 605	
Szumski, Zinora Koven 5313 COLLINS AVE	Szumski, Robert	# 2338-000606 606	
Busualdo, Daniel G 5313 COLLINS AVE	Rodriguez, Maria J	# 2338-000607 607	
Lopez, Emilio 5313 COLLINS AVE	Helms, Darlene	# 2338-000608 608	
Dundas, Robert 5313 COLLINS AVE		# 2338-000609 609	
Pruitt, Heana 5313 COLLINS AVE	Pruitt, Ryan W	# 2338-000610 610	
Martin, Grace Barbara 5313 COLLINS AVE		# 2338-000611 611	
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Allel, Miguel N 5313 COLLINS AVE		# 2338-000701 701	
Caggiano, Alfredo 5313 COLLINS AVE		# 2338-000702 702	

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Alkaslasi Group LLC 5313 COLLINS AVE		# 2338-000703 703	
Velez TRS, Eduardo Daniel 5313 COLLINS AVE	M Revocable TR	# 2338-000704 704	
Guillen, Omar 5313 COLLINS AVE	Guillen, Casandra	# 2338-000705 705	
Ceballos, Haydee A 5313 COLLINS AVE	% Universal Amer Mortgage C	# 2338-000706 706	
SX Collins 707 Holdings LLC 5313 COLLINS AVE		# 2338-000707 707	
Cabrera, Ulises 5313 COLLINS AVE	Cabrera, Esperanza	# 2338-000708 708	
Alvarez, Maria Elena 5313 COLLINS AVE		# 2338-000709 709	
Infante, Alfredo 5313 COLLINS AVE	Infante, Silvia	# 2338-000710 710	
Pardo, Jose 5313 COLLINS AVE	Pardo, Barbara	# 2338-000711 711	
Amethyst 712 LLC 5313 COLLINS AVE		# 2338-000712 712	
Alvarez, Fredy M 5313 COLLINS AVE	Alvarez, Maria I.	# 2338-000801 801	
Aguila, Gilberto 5313 COLLINS AVE	Aguila, Alina	# 2338-000802 802	
Areia, Emily 5313 COLLINS AVE		# 2338-000803 803	
Almendral, Rafael 5313 COLLINS AVE	Almendral, Caridad	# 2338-000804 804	
Chaoui, Juan Carlos 5313 COLLINS AVE	Chaoui, Maria Cristina	# 2338-000805 805	
Nunez, Maria M 5313 COLLINS AVE		# 2338-000806 806	
Vaz Da Hora JTRS, Magali 5313 COLLINS AVE	Vaz Bexerra De Menezes, Yag	# 2338-000807 807	
Pego, Jose M 5313 COLLINS AVE		# 2338-000808 808	
Georgiou, Michalakis 5313 COLLINS AVE		# 2338-000809 809	
Cardonne Ely Trs, Gisela 5313 COLLINS AVE		# 2338-000810 810	
Naya, Luis E 5313 COLLINS AVE		# 2338-000811 811	

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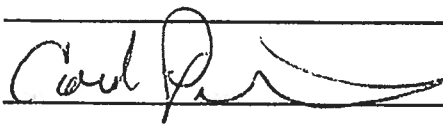
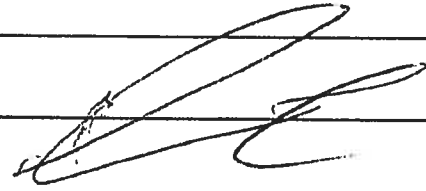
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Triay, Rene E 5313 COLLINS AVE		#	2338-000904 904
Hernan Sportelli, Diego 5313 COLLINS AVE	Grossi, Noelia	#	2338-000905 905
5313 Collins Acquisitions 5313 COLLINS AVE	LLC	#	2338-000906 906
Sunprop LLC 5313 COLLINS AVE		#	2338-000907 907
Perez, Miryam 5313 COLLINS AVE		#	2338-000908 908
Orazi, Maria Teresa D 5313 COLLINS AVE	Arias, Marcelo Enrique	#	2338-000909 909
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Francavilla Properties Corp 5313 COLLINS AVE		#	2338-001002 1002
Alkaslasi, Tal 5313 COLLINS AVE		#	2338-001003 1003
Kathke TRS, Christian P 5313 COLLINS AVE	Kathke, Christian P & Claudia	#	2338-001004 1004
Boue, Maria Julia 5313 COLLINS AVE		#	2338-001005 1005
Diaz, Alfredo Arsenio 5313 COLLINS AVE	Diaz, Xiomara H	#	2338-001006 1006
Fleming TRS, Michael C 5313 COLLINS AVE	Fleming, Michael & Melitta	#	2338-001007 1007
Caravia Trust, Armando 5313 COLLINS AVE	Caravia Family Trust	#	2338-001008 1008

The Amethyst Condo Assoc Inc

2338

10/11/2022

First Name	Second Name			6
Fidelitas Management Inc 5313 COLLINS AVE		#	2338-001009 1009	
Hernandez, Tania 5313 COLLINS AVE		#	2338-001010 1010	
Chirstian Garcia Sellek Famil 5313 COLLINS AVE	Limited Partnership	#	2338-001011 1011	
Pulliam, Carol 5313 COLLINS AVE		#	2338-001012 1012	
JAAM Property Investments I 5313 COLLINS AVE		#	2338-001101 1101	
Nodarse Loret De Mola, Marii 5313 COLLINS AVE		#	2338-001102 1102	
Fidelitas Management Inc 5313 COLLINS AVE		#	2338-001103 1103	
Amethyst Holdings LLC 5313 COLLINS AVE		#	2338-001104 1104	
Alkasasi Group LLC 5313 COLLINS AVE		#	2338-001105 1105	
Munoz, Maria 5313 COLLINS AVE		#	2338-001106 1106	
Pelier, Robert N 5313 COLLINS AVE		#	2338-001107 1107	
Giorio, Elena 5313 COLLINS AVE		#	2338-001108 1108	
Sabatier, Isidro 5313 COLLINS AVE	Sabatier, Isidro Eduardo	#	2338-001109 1109	
Perez, Maria Luisa 5313 COLLINS AVE	Barrutia, Francisco J	#	2338-001110 1110	
Noste, Jorge 5313 COLLINS AVE	Noste, Bertha	#	2338-001111 1111	
Seaman JTRS, Paul G 5313 COLLINS AVE	Seaman JTRS, Ian	#	2338-001112 1112	

Total Units: 120

First Name

Second Name

1

First Name	Second Name	Unit	Status
Weinstein, Ruth A 5313 COLLINS AVE		2338-000201 201	X OK
Granados, Cesar O 5313 COLLINS AVE		2338-000202 202	OK
Granados, Dania 5313 COLLINS AVE		2338-000203 203	OK
Carlucci, Ana 5313 COLLINS AVE		2338-000204 204	OK
Greenhouse, Clifford I 5313 COLLINS AVE	Greenhouse, Maria	2338-000205 205	X OK
Speelman Jr, Ronald 5313 COLLINS AVE	Speelman, Rita Borda S	2338-000206 206	X OK
Gerhard, Stephan 5313 COLLINS AVE		2338-000207 207	
Lefajor Inc 5313 COLLINS AVE		2338-000208 208	
5313 Collins 209 LLC 5313 COLLINS AVE		2338-000209 209	OK
Carrillo, Josefina 5313 COLLINS AVE		2338-000210 210	
International Homes and 5313 COLLINS AVE	Investments Group Inc	2338-000211 211	OK
Lorenzo TRS, Juana 5313 COLLINS AVE		2338-000212 212	OK
Jhony I LLC 5313 COLLINS AVE		2338-000301 301	
Sherlock Homes Investments 5313 COLLINS AVE		2338-000302 302	OK
5313 Collins Acquisitions LLC 5313 COLLINS AVE		2338-000303 303	X OK
Diaz, Elba I 5313 COLLINS AVE	Diaz, Raquel	2338-000304 304	
Jorge, Silvia F 5313 COLLINS AVE		2338-000305 305	X OK
Zayas, Nora S 5313 COLLINS AVE	Zayas, Hugo A	2338-000306 306	X OK
Palmas Paredes, Lupercia M 5313 COLLINS AVE	Gonzalez Ceballos, Victor M	2338-000307 307	OK
Servicios Farmaceuticos LLC 5313 COLLINS AVE		2338-000308 308	OK

The Amethyst Condo Assoc Inc

2338

10/11/2022

2

First Name	Second Name			
Sanchez, Gloria E 5313 COLLINS AVE	Rodriguez, Julio C	#	2338-000309 309	OK
Monteagudo, Isela 5313 COLLINS AVE		#	2338-000310 310	OK
Patino, Raymond J 5313 COLLINS AVE	Patino, Elvia	#	2338-000311 311	X OK
Acquisitions LLC 5313 COLLINS AVE		#	2338-000312 312	OK
Cipoletta, Georgina 5313 COLLINS AVE		#	2338-000401 401	
Bardisa TRS, Armando N 5313 COLLINS AVE		#	2338-000402 402	
Nevarez, Mayna A 5313 COLLINS AVE		#	2338-000403 403	
Del Valle, Carlos M 5313 COLLINS AVE	Del Valle, Maria E	#	2338-000404 404	OK
Yarde, Terence 5313 COLLINS AVE	Yarde, Ibis	#	2338-000405 405	
Carrasco, Luis M 5313 COLLINS AVE	Carrasco, Rossana	#	2338-000406 406	
Riccardi, John J 5313 COLLINS AVE	Riccardi, Judith	#	2338-000407 407	OK
Bollinger, Robert F 5313 COLLINS AVE		#	2338-000408 408	
Garcia, Jose A 5313 COLLINS AVE	Garcia, Miriam R	#	2338-000409 409	OK
Belaustegui, Jose M 5313 COLLINS AVE	Belaustegui, Rosa	#	2338-000410 410	OK
5313 Collins LLC 5313 COLLINS AVE		#	2338-000411 411	OK
Tuttle, Douglas C 5313 COLLINS AVE		#	2338-000412 412	X OK
Amethyst Holdings LLC 5313 COLLINS AVE		#	2338-000501 501	
Baradat, Sergio 5313 COLLINS AVE		#	2338-000502 502	OK
Pelier, Robert N 5313 COLLINS AVE	Pelier, Ana	#	2338-000503 503	
Dupuis, Gilles 5313 COLLINS AVE	Lamirande, Marise	#	2338-000504 504	
Alkaslasi Group LLC 5313 COLLINS AVE		#	2338-000505 505	

The Amethyst Condo Assoc Inc

2338

10/11/2022

First Name	Second Name			
Padron, Onix M 5313 COLLINS AVE	#	2338-000506 506		OK
Carrillo, Miriam E 5313 COLLINS AVE	#	2338-000507 507		OK
Villafane, Rayma 5313 COLLINS AVE	#	2338-000508 508		
Inocencio TRS, Rosalean 5313 COLLINS AVE	#	2338-000509 509		OK
La Sudestada LLC 5313 COLLINS AVE	#	2338-000510 510		
Magluta, Alan O 5313 COLLINS AVE	De Torres Magluta, Teresa #	2338-000511 511		OK
Rossie, Marlene 5313 COLLINS AVE	Rossie, Pedro T #	2338-000512 512		OK
Cesio, Nestor A 5313 COLLINS AVE	Cesio, Brunilda N #	2338-000601 601		OK
Morin Jr TRS, Wilfredo 5313 COLLINS AVE	Morin Jr Family TRS, Wilfred #	2338-000602 602		OK
Inocencio, Miriam 5313 COLLINS AVE	#	2338-000603 603		OK
Rodriguez, Ruben 5313 COLLINS AVE	#	2338-000604 604		
De Palma, Anna Maria G Aug 5313 COLLINS AVE	#	2338-000605 605		OK
Szumski, Zinora Koven 5313 COLLINS AVE	Szumski, Robert #	2338-000606 606		
Basualdo, Daniel G 5313 COLLINS AVE	Rodriguez, Maria J #	2338-000607 607		OK
Lopez, Emilio 5313 COLLINS AVE	Helms, Darlene #	2338-000608 608		
Dundas, Robert 5313 COLLINS AVE	#	2338-000609 609		
Pruitt, Heana 5313 COLLINS AVE	Pruitt, Ryan W #	2338-000610 610		OK
Martin, Grace Barbara 5313 COLLINS AVE	#	2338-000611 611		OK
Amethyst 612 LLC 5313 COLLINS AVE	#	2338-000612 612		OK
Allel, Miguel N 5313 COLLINS AVE	#	2338-000701 701		
Caggiano, Alfredo 5313 COLLINS AVE	#	2338-000702 702		

The Amethyst Condo Assoc Inc

2338

10/11/2022

4

First Name	Second Name		
Alkasasi Group LLC 5313 COLLINS AVE		#	2338-000703 703
Velez TRS, Eduardo Daniel 5313 COLLINS AVE	M Revocable TR	#	2338-000704 704
Guillen, Omar 5313 COLLINS AVE	Guillen, Casandra	#	2338-000705 705
Ceballos, Haydee A 5313 COLLINS AVE	% Universal Amer Mortgage Co	#	2338-000706 706
SX Collins 707 Holdings LLC 5313 COLLINS AVE		#	2338-000707 707
Cabrera, Ulises 5313 COLLINS AVE	Cabrera, Esperanza	#	2338-000708 708
Alvarez, Maria Elena 5313 COLLINS AVE		#	2338-000709 709
Infante, Alfredo 5313 COLLINS AVE	Infante, Silvia	#	2338-000710 710
Pardo, Jose 5313 COLLINS AVE	Pardo, Barbara	#	2338-000711 711
Amethyst 712 LLC 5313 COLLINS AVE		#	2338-000712 712
Alvarez, Fredy M 5313 COLLINS AVE	Alvarez, Maria I.	#	2338-000801 801
Aguila, Gilberto 5313 COLLINS AVE	Aguila, Alina	#	2338-000802 802
Arcia, Emily 5313 COLLINS AVE		#	2338-000803 803
Almendral, Rafael 5313 COLLINS AVE	Almendral, Caridad	#	2338-000804 804
Chaoui, Juan Carlos 5313 COLLINS AVE	Chaoui, Maria Cristina	#	2338-000805 805
Nunez, Maria M 5313 COLLINS AVE		#	2338-000806 806
Vaz Da Hora JTRS, Magali 5313 COLLINS AVE	Vaz Bexerra De Menezes, Yag	#	2338-000807 807
Pego, Jose M 5313 COLLINS AVE		#	2338-000808 808
Georgiou, Michalakis 5313 COLLINS AVE		#	2338-000809 809
Cardonne Ely Trs, Gisela 5313 COLLINS AVE		#	2338-000810 810
Naya, Luis E 5313 COLLINS AVE		#	2338-000811 811

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

The Amethyst Condo Assoc Inc

2338

10/11/2022

First Name

Second Name

5

Cabrera, Gil 5313 COLLINS AVE	Cabrera, Digna	#	2338-000812 812	OIL
Alkaslasi Group LLC 5313 COLLINS AVE		#	2338-000901 901	
Alkaslasi Group LLC 5313 COLLINS AVE		#	2338-000902 902	
Alkaslasi Group LLC 5313 COLLINS AVE		#	2338-000903 903	
Triay, Rene E 5313 COLLINS AVE		#	2338-000904 904	OK
Hernan Sportelli, Diego 5313 COLLINS AVE	Grossi, Noelia	#	2338-000905 905	OK
5313 Collins Acquisitions 5313 COLLINS AVE	LLC	#	2338-000906 906	
Sunprop LLC 5313 COLLINS AVE		#	2338-000907 907	
Perez, Miryam 5313 COLLINS AVE		#	2338-000908 908	OIL
Orazi, Maria Teresa D 5313 COLLINS AVE	Arias, Marcelo Enrique	#	2338-000909 909	OIL
Portela, Rene 5313 COLLINS AVE	Portela, Rosa	#	2338-000910 910	OIL
Orazi, Maria Teresa D 5313 COLLINS AVE	Arias, Marcelo Enrique	#	2338-000911 911	OIL
Aragunde, Carlos 5313 COLLINS AVE		#	2338-000912 912	OIL
Gonzalez, Maria T 5313 COLLINS AVE		#	2338-001001 1001	OK
Francavilla Properties Corp 5313 COLLINS AVE		#	2338-001002 1002	
Alkaslasi, Tal 5313 COLLINS AVE		#	2338-001003 1003	
Kathke TRS, Christian P 5313 COLLINS AVE	Kathke, Christian P & Claudia	#	2338-001004 1004	OIL
Boue, Maria Julia 5313 COLLINS AVE		#	2338-001005 1005	OIL
Diaz, Alfredo Arsenio 5313 COLLINS AVE	Diaz, Xiomara H	#	2338-001006 1006	OK
Fleming TRS, Michael C 5313 COLLINS AVE	Fleming, Michael & Melitta	#	2338-001007 1007	
Caravia Trust, Armando 5313 COLLINS AVE	Caravia Family Trust	#	2338-001008 1008	OK

The Amethyst Condo Assoc Inc

2338

10/11/2022

First Name	Second Name			
Fidelitas Mangement Inc			2338-001009	
5313 COLLINS AVE:		#	1009	
Hernandez, Tania			2338-001010	
5313 COLLINS AVE:		#	1010	OK
Chirstian Garcia Sellek Famil	Limited Partnership		2338-001011	
5313 COLLINS AVE:		#	1011	
Pulliam, Carol			2338-001012	
5313 COLLINS AVE:		#	1012	OK
JAAM Property Investments I			2338-001101	
5313 COLLINS AVE:		#	1101	
Nodarse Loret De Mola, Mari:			2338-001102	
5313 COLLINS AVE:		#	1102	OK
Fidelitas Management Inc			2338-001103	
5313 COLLINS AVE:		#	1103	
Amethyst Holdings LLC			2338-001104	
5313 COLLINS AVE:		#	1104	
Alkaslasi Group LLC			2338-001105	
5313 COLLINS AVE:		#	1105	
Munoz, Maria			2338-001106	
5313 COLLINS AVE:		#	1106	OK
Pelier, Robert N			2338-001107	
5313 COLLINS AVE:		#	1107	
Giorio, Elena			2338-001108	
5313 COLLINS AVE:		#	1108	
Sabatier, Isidro	Sabatier, Isidro Eduardo		2338-001109	
5313 COLLINS AVE:		#	1109	
Perez, Maria Luisa	Barrutia, Francisco J		2338-001110	
5313 COLLINS AVE:		#	1110	OK
Noste, Jorge	Noste, Bertha		2338-001111	
5313 COLLINS AVE:		#	1111	OK
Seaman JTRS, Paul G	Seaman JTRS, Ian		2338-001112	
5313 COLLINS AVE:		#	1112	

Total Units: 120

Exhibit C

From Jeffrey Giordano [REDACTED]

October 24th, 2022

Owner representative [REDACTED]

5313 Collins Avenue [REDACTED]

Miami Beach, Florida 33140

The Amethyst Certified Mail: 7020 0090 0001 2202 6335, UPS Tracking: 9590 9402 6537 1028 0952 81

Ronnie Bronstein Certified mail: 7021 2720 0001 1962 4886 Tracking 9590 9402 6537 1028 0953 74

5313 Collins Acquisitions Certified Mail: 7021 2720 0001 1962 4879 Tracking 9590 9402 6537 1028 0953 67

Notice of Demand per Florida Statute 722.11 (Civil remedy for theft or exploitation, civil theft of funds) regarding the sale of commercial units CU1 and CU2, insurance, special assessment proceeds.

To Mr. Ronnie Bronstein Association Attorney, The Amethyst Condominium Association, Inc. board of Directors Luis Naya, Robert Bollinger, Isela Monteagudo. 5313 Collins Acquisitions Limited Liability Company.

Florida statute 718.1255 states that Disputes does not include any disagreement that primarily involves: title to any unit or common element, violation of fiduciary responsibilities, criminal referrals. Therefore, a mandatory arbitration request is not needed.

An email was sent to the association and its representatives on October 14th, 2022 regarding the immediate cease and desist the sale of commercial units CU1 and CU2 until the proper right to inspect of amendment documents are reviewed, as the sale of these units will greatly affect the value of our common areas, our units and will greatly favor the developer attempting to take over our building as many contracts have a contingency regarding the sale of these commercial units.

At the HOA meeting held on October 11th, 2022. the Boards President (recorded) stated if you vote yes, members would receive \$10,000 if you voted no because you were misinformed than you will leave it for the developer.

The Associations attorney Mr. Bronstein it appears participated in misleading its members on receiving funds from this sale and the validity of the ballots for the sale stating look how many people we clearly have a quorum and I stopped counting well over 60 ballots. These Ballots

were never counted at the meeting in front of any of its members as the meeting agenda stated. The meeting agenda clearly specified item 4. Counting Association of the votes regarding the sale of the commercial units. At no time during the meeting did Mr. Bronstein count any votes in front of its members other than making a statement he stopped counting way past 60 and if anyone wanted to count the votes, they can request an inspection of the documents.

A right to inspect documents pertaining to the sale of these units was conducted on Tuesday October 18th. 2022 which finding revealed the meeting did not meet a quorum of the required 36 members of 120 needed to proceed. The official sheet of attendees was only 26 in total. During the inspection I was not provided as per my request of documents a Current roster of unit owners, A List of all unit owners registered to vote including all Limited Liability Company and corporation representatives, copy of signature cards, minutes of the meeting, Name of witnesses who counted and certified the ballots. By omitting these documents item numbers 2,3,4,5,6. Clearly validates my claim that the sale of these units is being sold improperly defrauding its members. Failure to provide documents for review also is a violation of Florida statute 718.111(12).

Mr. Naya also failed to mention the settlement of the Irma insurance claim that was settled and will be paid in the name of the Association. If the money from the sale of the commercial units will go to its members than The Irma claim and all bank funds any additional proceeds also belongs to its members and must be distributed equally to all unit owners.

I am putting The Amethyst condominium Association, Its current and previous Board of Directors, Mr. Ronnie Bronstein, 5313 Collins Acquisitions, Limited Liability Company on official notice that I will be pursuing civil action and requesting a criminal investigation from the Miami Dade State Attorney's office against The Amethyst Condominium Association and its Association attorney Mr. Ronnie Bronstein and 5313 Collins Acquisitions Limited Liability Company in its involvement of possible real estate fraud by falsifying and improper verification of ballots casted for the sale of our commercial units CU1 and CU2 which are common areas for the owners/ members of the Association, misappropriation of insurance proceeds, association dues, special assessment money collected and all bank accounts.

Pursuant to Florida Statute 772.11, demand is hereby made for the immediate cease and desist of commercial units CU1 and CU2 And that the Association immediately inform its members that the sale of these units has been immediately suspended and ballots voided until a proper meeting with a quorum is conducted with witnesses validating signature cards and an official counting of ballots.

A contractual commitment to its members of the distribution of the funds from the sale of the commercial units. A contractual commitment for the proceeds from all bank accounts, hurricane Irma insurance claim, monthly maintenance dues and special assessment proceeds to be distributed to its members.

A contractual commitment of all bank and insurance proceeds.

Provide a complete breakdown of all bank accounts belonging to the Association to include the current settlement money received from Hurricane Irma claim.

The Scheme:

Board members from this current board and previous boards assisted Mast Capitol, 5313 Collins Acquisitions Limited Liability Company. in intimidating members of the Association into selling their units through threats of Insurance increases, special assessments, unsafe structure comments, withholding engineering reports on damages to the building through its Association attorney (Documented claiming it was part of litigation and refusing to release). Mr. Naya who stated with the City of Miami beach on several occasions that he was the Architect on record with the Amethyst was assigned to a building committee along with Pedro Rossie which never provided any meeting notices with its members, meetings minutes to any building committee meetings and met behind closed doors with board members. Mr. Naya at a board meeting claimed he had the bible of damages to our building holding up a large binder refusing to show members of the association any reports. Board members authorized additional sales of units to unit owners bypassing a bylaw of limiting purchases. The boards scheme continued with doing work on the building without permits knocking balconies down, creating a mess and spreading rumors of an unsafe structure to residence and a big assessment was coming and needed for repairs. Working with the Association attorney insurance proceeds were delayed from hurricane Irma's insurance claim until the developer received the amount of contracts needed to purchase our building and take over the association. Assessments paid to the association were than banked and all construction work was stopped while still collecting special assessments from its members. Insurance policy were not renewed closing the pool and making our building a further liability.

In return for their intimidation and their participation in stopping construction work to our building, validate the selling of commercial units, non-renewal of insurance policies, leaving insurance claim proceeds for the developer they would receive higher payouts for their units as board and committee members. once their sale contracts were signed for their units, they were to not run for a board position or immediately resign from the board. The scheme would Assure the Association attorney would validate the sale of the commercial units and would also receive large attorney's fees for his participation in the hurricane Irma insurance claim that would be left for the developer because of his delay with opposing council.

The scheme would also assure that Mast Capitol would be able to back out of honoring contractual commitment to renters and residents who have negotiated post occupancy. By assigning Mr. Naya to a board position and assisting them to report to the city of Miami Beach that the building is unsafe, and force immediate evacuation once closings were done. This would expedite a faster return for their investors.

Mast Capitol, 5313 Collins Acquisitions Limited Liability Company. would be able to recoup its fees paid out to board members that received higher contract selling amounts by receiving Hurricane Irma insurance claim moneys that were intentionally delayed by the association attorney only to be reimbursed to Mast Capitol at the dissolving of the association. Mast capitol would also receive special assessment money, maintenance fees in all bank accounts belonging to its members.

Sincerely,


Jeffrey S. Giordano

President



Exhibit D

From Jeffrey Giordano

October 31st, 2022

Owner representative [REDACTED]
5313 Collins Avenue [REDACTED]
Miami Beach, Florida 33140

The Amethyst Condominium Association Certified Mail: 7019 2970 0000 1786, UPS Tracking: 9590 9402 5892 0034 7890 53

Ronnie Bronstein Certified mail: 7020 0090 0001 2202 6359 Tracking 9590 9402 6537 1028 0953 74

Mast Capitol / 5313 Collins Acquisitions, LLC, a Delaware limited liability company Certified Mail: 7019 2970 0000 1786 5273 Tracking 9590 9402 2849 7069 3873 42

Pursuant to Florida Statute 772.11, I am hereby placing an additional demand from the October 24th demand letter. Written demand is hereby made to the Board of Directors of the Amethyst condominium Association, Mast Capitol / 5313 Collins Acquisitions, LLC, a Delaware limited liability company, The association attorney Mr. Ronnie Bronstein for the immediate cease and desist of the dissolving of The Amethyst Condominium Association, Inc. I am hereby revoking any consent that may have been previously given, as per our declaration X Termination. Cease and desist allowing the closing on any additional units pertaining to the developer Mast Capitol / 5313 Collins Acquisitions, LLC, a Delaware limited liability company until all right to inspect documents are satisfied and if denied until an official notification to the association and arbitration can be filed with the DBPR regarding right to inspect documents requested on October 24th, 14th and 31st, and until insurance proceeds are accounted for and adequately distributed to its members per our declaration.

A demand is hereby also placed on the Amethyst Association attorney Mr. Ronnie Bronstein and its current Board of Directors Luis Naya President, Robert Bollinger Vice President, Isela Monteagudo secretary to immediately record with the state of Florida an amendment on Sunbiz, listing Onix Padron as President, Ron Speelman as vice President and Norlia Grossi as treasure for their term served as board members per Florida state statutes and under the laws in the state of Florida governing non-for-profit Organizations.

In addition to the scheme outlined in October 24th demand letter the Scheme also included

Mr. Bronstein and the board of Directors consisting of Onix Padron President, Ron Speelman-Vice president, Noelia Grossi-Treasurer as listed on the July 18th, 2022 Budget meeting conspired to conceal their identity as board members on official records of the Association, violating Florida non-for-Profit Corporation recording of officers with the state under Florida statute 617 Corporations Not for profit.

Mr. Bronstein deliberately acted out of his own current and past filing law practices of documenting board members, officers of the corporation to the association, conspired with the developer and board in omitting listing them as officers of the Association on Sunbiz. This would assure shielding them from public view as board members on comparison of financial sales for their units, as officers responsible for assigning an Insurance trustee to our insurance claim, reporting violations to the City of Miami Beach and assisting 5313 Collins acquisitions in stopping of all construction work and renewing of insurance policies in return for high returns on their unit sales contracts.

Sunbiz does not reflect the June 30th, 2022, board members it jumps from March 2022 to only amend the board of directors on October 4th, 2022 October 2022. Onix resigned on September 30th, 2022, which I am sure is in line with the signing of her real estate agreement with the developer.

By not filing properly an amendment with new officers from the June 30th, 2022, annual meeting the above board of directors and Mr. Bronstein deliberately concealed association board members of a Florida non for-Profit corporation allowing them to misappropriate funds and insurance proceeds of the association with no accountability as a listed board members should date comparisons be made. With knowledge of a potential criminal referral being made to the state attorney's office, and Insurance Fraud Division for the misappropriation of insurance proceeds which may develop into a pending investigation, with both agencies, all the above-mentioned conspirators may be in violation of Florida Statute 918.13 Tampering with or fabricating physical evidence.

(1) No person, knowing that a criminal trial or proceeding or an investigation by a duly constituted prosecuting authority, law enforcement agency, grand jury or legislative committee of this state is pending or is about to be instituted, shall:

- (a) Alter, destroy, conceal, or remove any record, document, or thing with the purpose to impair its verity or availability in such proceeding or investigation; or
- (b) Make, present, or use any record, document, or thing, knowing it to be false.

The scheme involved Mast Capitol / 5313 Collins Acquisitions, LLC, a Delaware limited liability company, to purchase unit 303 on November 4th, 2021, for \$290,000 and Unit 312 on January 10th 2022 for \$210,000, under market value with some owners already under contracts from threats and intimidation. These units are strategically located on the 3rd floor on adjacent sides of the building. The plot included removal the west firewall on unit 312, located on the southeast corner of the building and remove the firewall facing east to unit 303 located on the northwest corner of the building. This would assure a fire would spread on both sides of the building rapidly, maximizing the amount of damage. Coincidentally these two units were purchased from different unit owners, and they mysteriously both have alleged mold damage with no intent of leasing the units. By removing the fire

wall in between units without a permit and exposing electrical outlets and wiring 5313 Collins acquisitions needed to make the City of Miami Beach aware of these violations with the intent to be taken to the unsafe structure board, so with coordinated efforts from the board of directors, the board would file a complaint with city officials that work was being conducted without permits prompting an inspection with code enforcement.

This inspection results required a 24/7 fire watch at our building draining the funds from our association. The city would sticker both units on July 7th,2022 a timed violation notice with city officials giving 90 days for compliance. The timing of the violation would assist the city, Mast Capitol / 5313 Collins Acquisitions, LLC, a Delaware limited liability company, In a building shut down once closings occur in November on multiple units.

On Thursday October 27th a fire was set at the adjacent building LaCosta which currently Mast Capitol/5333 Collins acquisitions, LP own and are involved in civil litigation. The fire occurred on the west side of the building facing the Amethyst. Residents of the amethyst stood in horror watching the flames and wondering if the Amethyst will be next. Could this have been a practice run of a fire planned for the amethyst? Approximately 6 members from Mast capitol arrived to watch the fire, one from a picture obtained from the scene appeared to be Camilo Miguel Jr. There immediate response to the location raised a concern if this was coordinated with the fire and if they were staged close by to evaluate the Carnegie.

This scheme included the misappropriation of insurance proceeds by assigning an insurance trustee of Mast Capitol / 5313 Collins Acquisitions, LLC, a Delaware limited liability company's choice.

A meeting to the members was never posted on assigning an Insurance Trustee for the Hurricane Irma claim, nor on the amount the members of the association received, as per our declaration 14.03 Loss Provision-Insurance trustee, and no documentation of the Trustee was provided to any members at an open meeting acknowledging that the policies and any proceeds thereof will be held in accordance with the terms of our declaration. Per our declaration the sole duty of the insurance trustee shall be to receive such proceeds are paid and hold the same in trust for the purposes stated in the declaration and for the benefit of the Association, the unit owners, and their respected mortgages also referred to as the "Beneficial Owner"

The following statutes appear to apply on the actions taken by all involved in the demand, and the previous scheme mentioned on the October 24th demand letter:

812.014 Theft (Insurance proceeds and special assessment moneys used for other than what it was intended for)

817.03 Making false statements to obtain property (Meeting from October 11th statements made by Naya the bords president and Ronnie Bronstein the Associations attorney to obtain a yes vote for the sale of commercial units)

817.15 False entities in Books of Business entities (failing to file with the state of Florida officers of the corporation)

895.01 Florida RICO (Racketeer Influenced and corrupt Organization)

896.101 Florida Money Laundering Act

501.201 Florida Deceptive and Unfair Trade Practices

517.011 Florida Securities and Investor Protection Act

 10-31-2022
Jeffrey S Giordano 

5313 Collins Avenue  Miami, Beach,

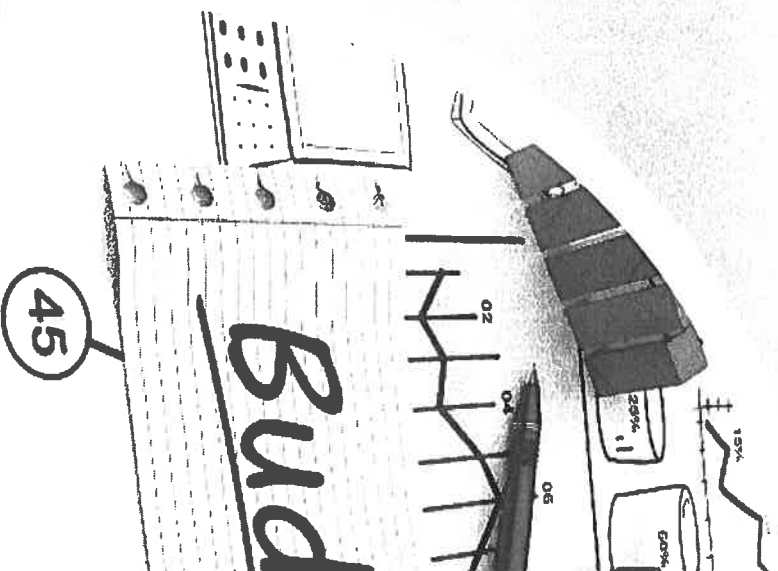
Exhibit E

Budget review

- Amethyst Condo Assoc Inc
- July 18, 2022

- Board Of Directors:
- Onix Padron – President-
- Ron Speelman –Vice-President-
- Noelia Grossi –Treasurer-

THE AMETHYST
5313

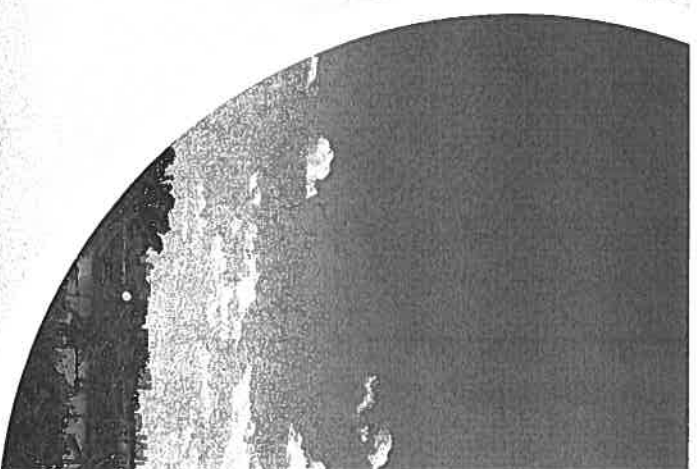
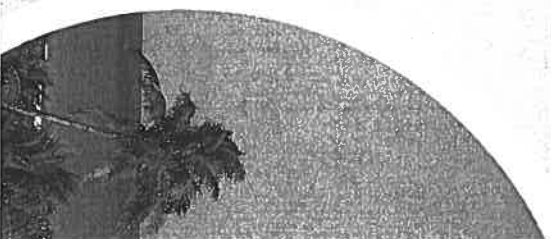


Introduction

Today we will review our budget and give you an overview of what we can expect for the upcoming months.

As Board Members, we are committed to maintaining the building in proper condition, that's why we will be focusing on safety and maintenance as a priority. Cosmetics (painting, decoration) will be treated as secondary.

The budget was prepared with a conservative approach which made it possible to keep the HOA Flat without overseeing the safety of the building.



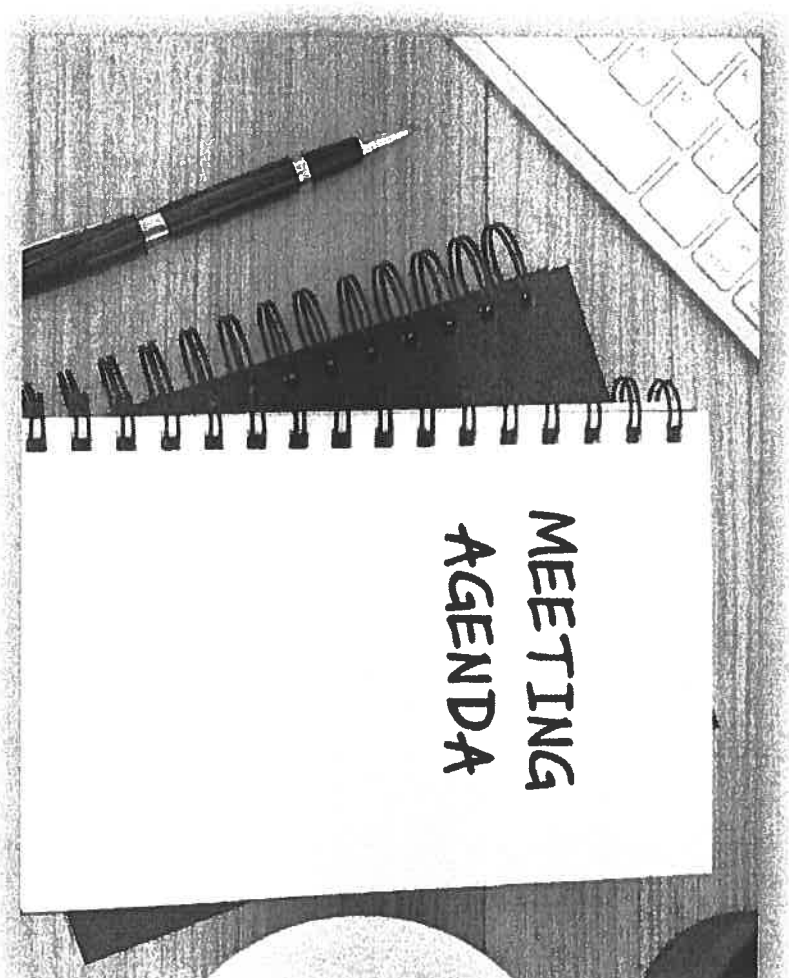
Agenda

01 Introduction

02 Income

03 Expenses

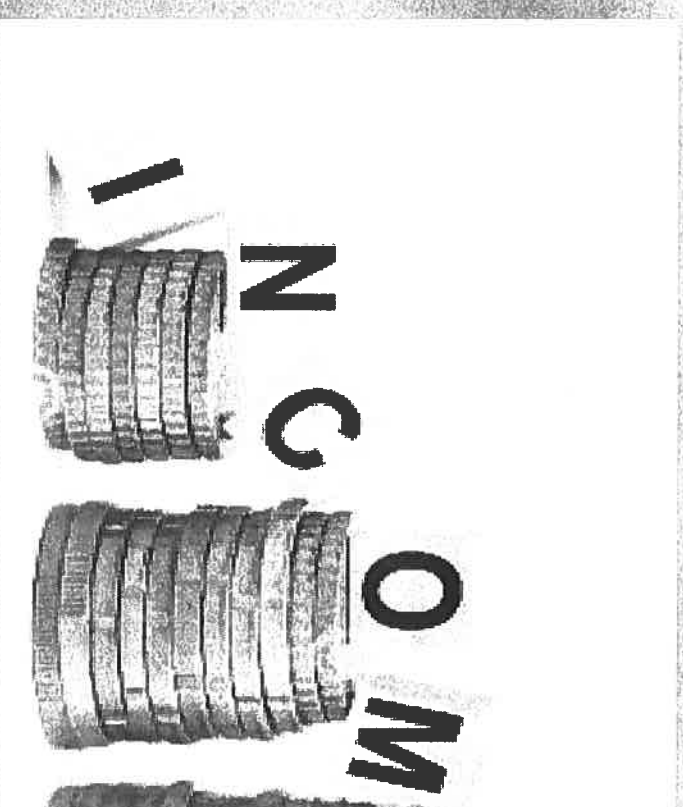
04 Questions



Other Income

We receive income from:

- Maintenance Fees
- Laundry
- Gate key
- Screening fees
- Motorcycles Parking (starting 2022)



Income by Category Detail

- **HOA:** this is the regular maintenance of the
- **Laundry:** we keep a percentage of the total we do our laundry.
- **Gate key:** income from selling the gate keys
- **Screening fees:** the difference between what we charge potential owners or tenants
- **Motorcycles Parking** (starting 2022): \$50 m motorcycle.

Expenses

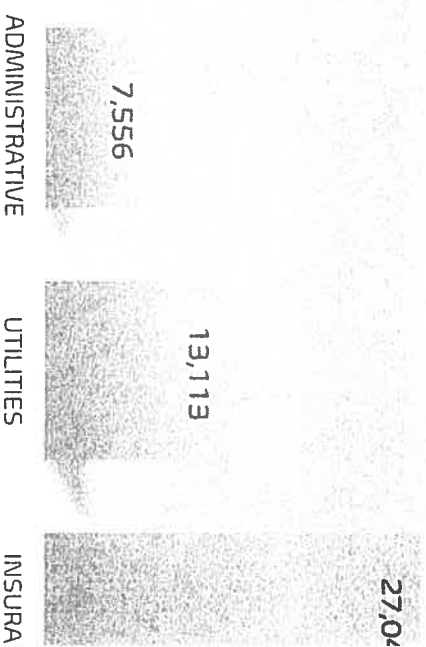
Expenses by Category

Monthly Average Trailing

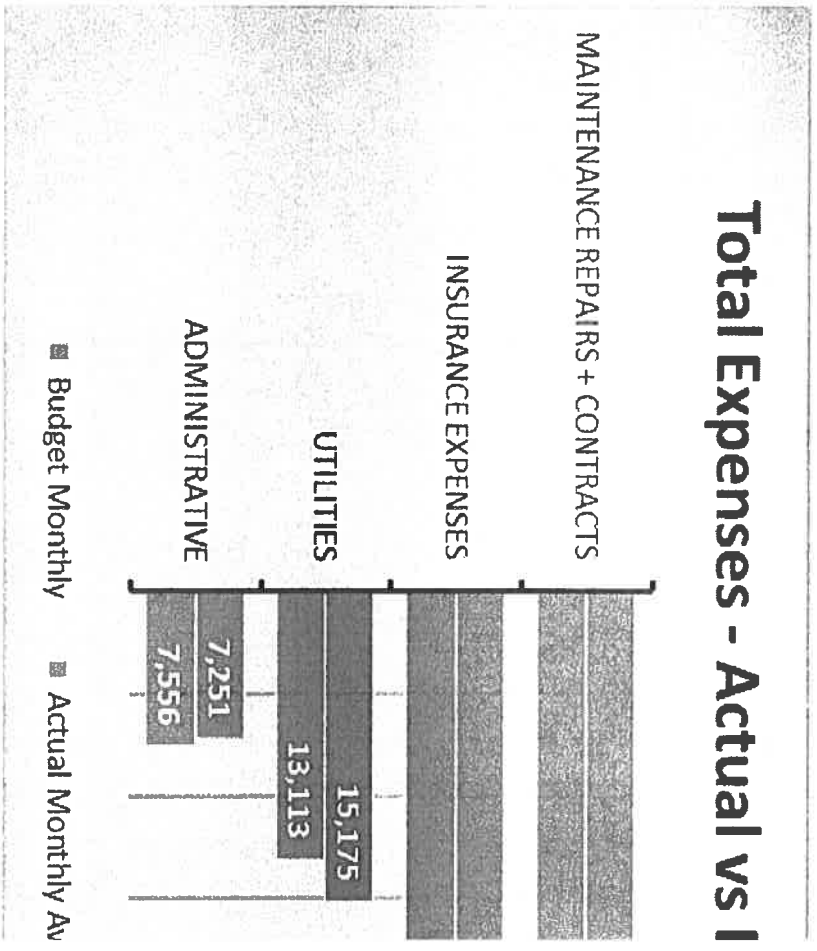
The second part of the budget shows the Expenses.

Our expenses categories are:

- Administration
- Insurance
- Utilities
- Repairs & Maintenance (includes contracts)



Total Actual Expenses past 10 months Vs. Budget 2022-2023



Administrative Expenses Detail

- On-Site Administrative Assistant
- Miami Management Fees
- Printing and Postage
- Miscellaneous: includes R&M expenses. The balance after the requested reclass should be zero.

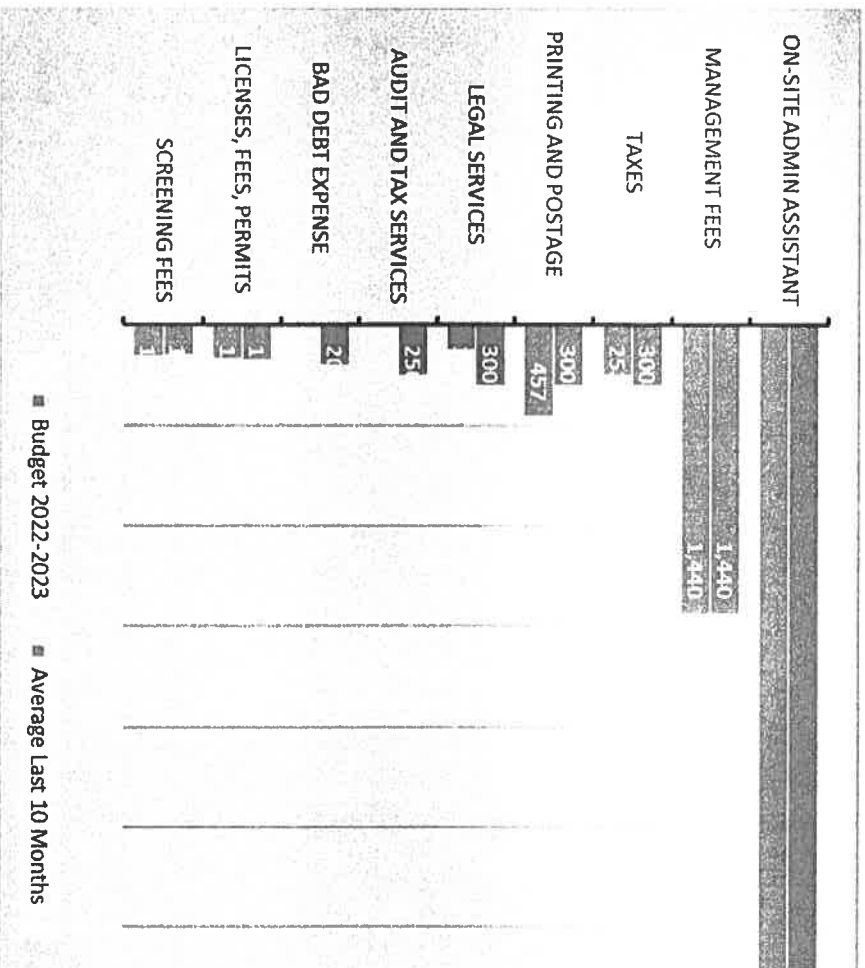
Actual Monthly Average

LEGAL SERVICES	121
COLLECTIONS/ADMIN EXP	138
SCREENING FEES	154
LICENSES, FEES, PERMITS	171
PRINTING AND POSTAGE	457
MISCELLANEOUS EXPENSE	798
MANAGEMENT	

Average Vs. Budget 2022-2023

We are trying to lower the Printing & Postage expense.

For that purpose, Miami Management will replace letters with email blasts when possible.





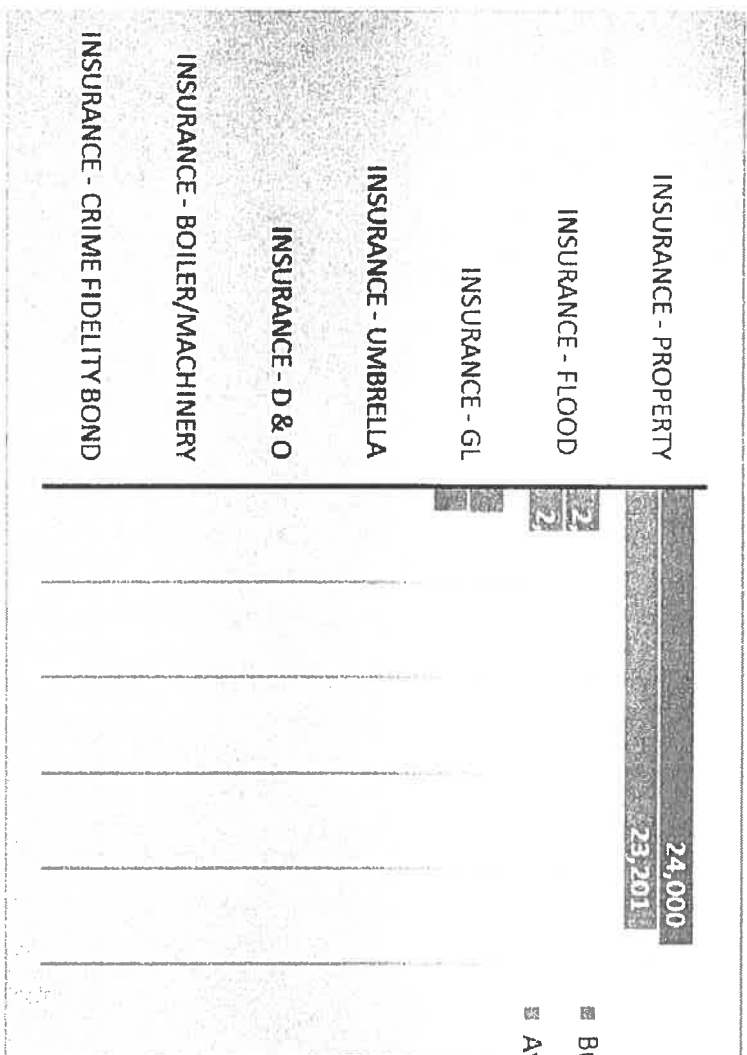
Insurance Expenses Detail

Average Last 10 Months:

INSURANCE - CRIME FIDELITY BOND	23
INSURANCE - BOILER/MACHINERY	25
INSURANCE - D & O	42
INSURANCE - UMBRELLA	57
INSURANCE - GL	1,31
INS	

Average Vs. Budget 2022- 2023

By end of 09/2022, we will receive the premium renewal amount.



Insurance Premium Increase

When we get the quote, we will review the budget and decide on whether we need a special assessment.

The insurance broker gave us a draft \$400/\$420K range estimate.

I used that max estimate to calculate how much could impact us if we need a special assessment to cover that expense.

The Amethyst Ordo Assoc Inc

INSURANCE EXPENSES	Annual Budget	Draft Estimated Annual Premium	Difference
DESCRIPTION			
INSURANCE - UMBRELLA	720	900	180
INSURANCE - PROPERTY	288,000	360,000	72,000
INSURANCE - GL	16,800	21,000	4,200
INSURANCE - WINDSTORM	-	-	-
INSURANCE - FLOOD	28,963	36,600	7,637
INSURANCE - D & O	600	750	150
INSURANCE - BOILER/MACHINERY	300	375	75
INSURANCE - CRIME FIDELITY BOND	300	375	75
INSURANCE - FINANCE CHARGES	-	-	-
TOTAL INSURANCE EXPENSES	\$ 335,683	420,000	\$ 84,317

From: Jaime Ordonez <jdo@euil.com>

Date: Wednesday, June 29, 2022 at 6:26 PM

To: Onix Padron <amethystpresident2022@gmail.com>

Cc: RON SPEELMAN JR <ronaldspeelman@yahoo.com>, NOELIA GROSSI <noeliatq@hotmail.com>

Subject: Re: Amethyst > 2022 - 2023 = coverage overage prediction

Unfortunately until we don't see the new appraisal which we need it to quote and we don't get closer to give you a real number.. when I say percentages its because that's what we have seen on average, if you \$400-\$420k.. taking into account we don't have any major storms like between now and then, which is a

Jaime D. Ordoñez, President
Eastern United Insurance



Utilities Expenses Detail

Average Last 10 Months

TELEPHONE / TRASH COLLECTION	500	1,073	3,430	
INTERNET				
ELECTRICITY				
WATER				

Average Vs. Budget 2022-2023

Water expense:

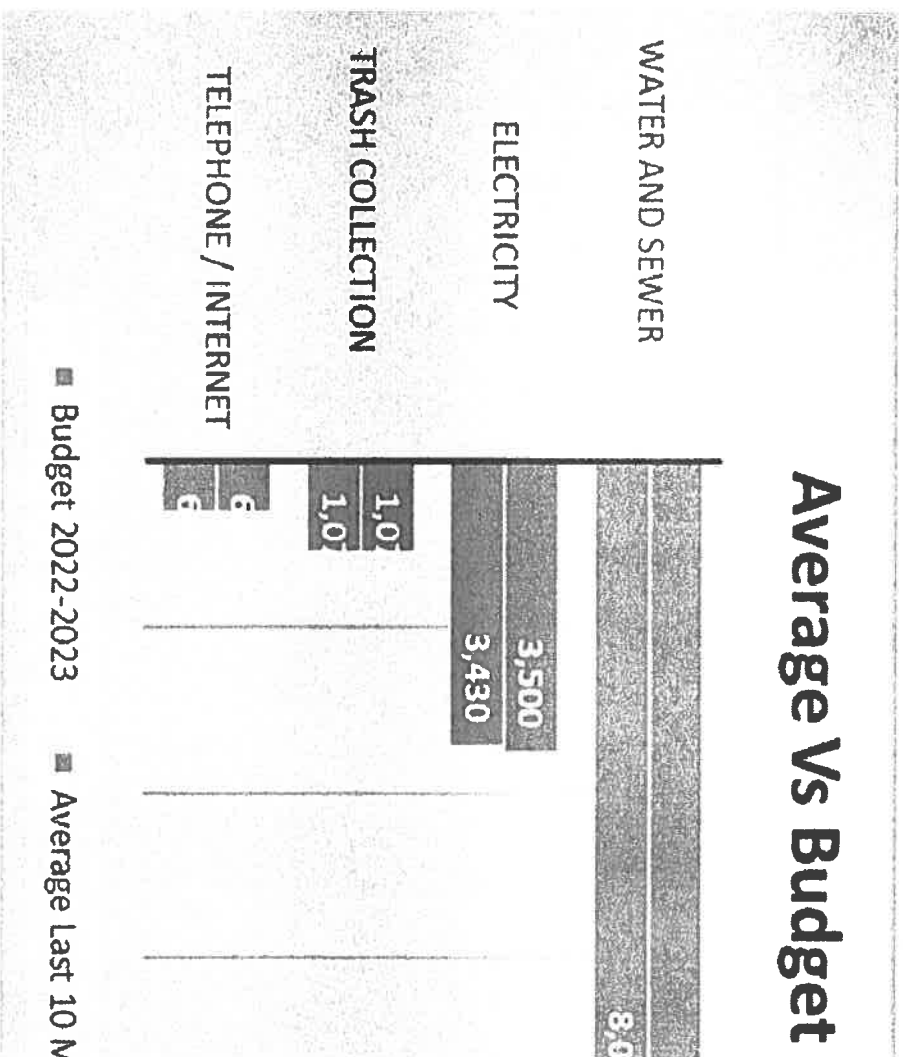
This is the expense that fluctuates the most.

We used to have a \$14K monthly expense that was able to be lowered to \$8K.

(Check units' toilets, gym toilet)



If you know about any water leak, please let MM know





Repairs & Maintenance Expenses Detail

(includes contracts)

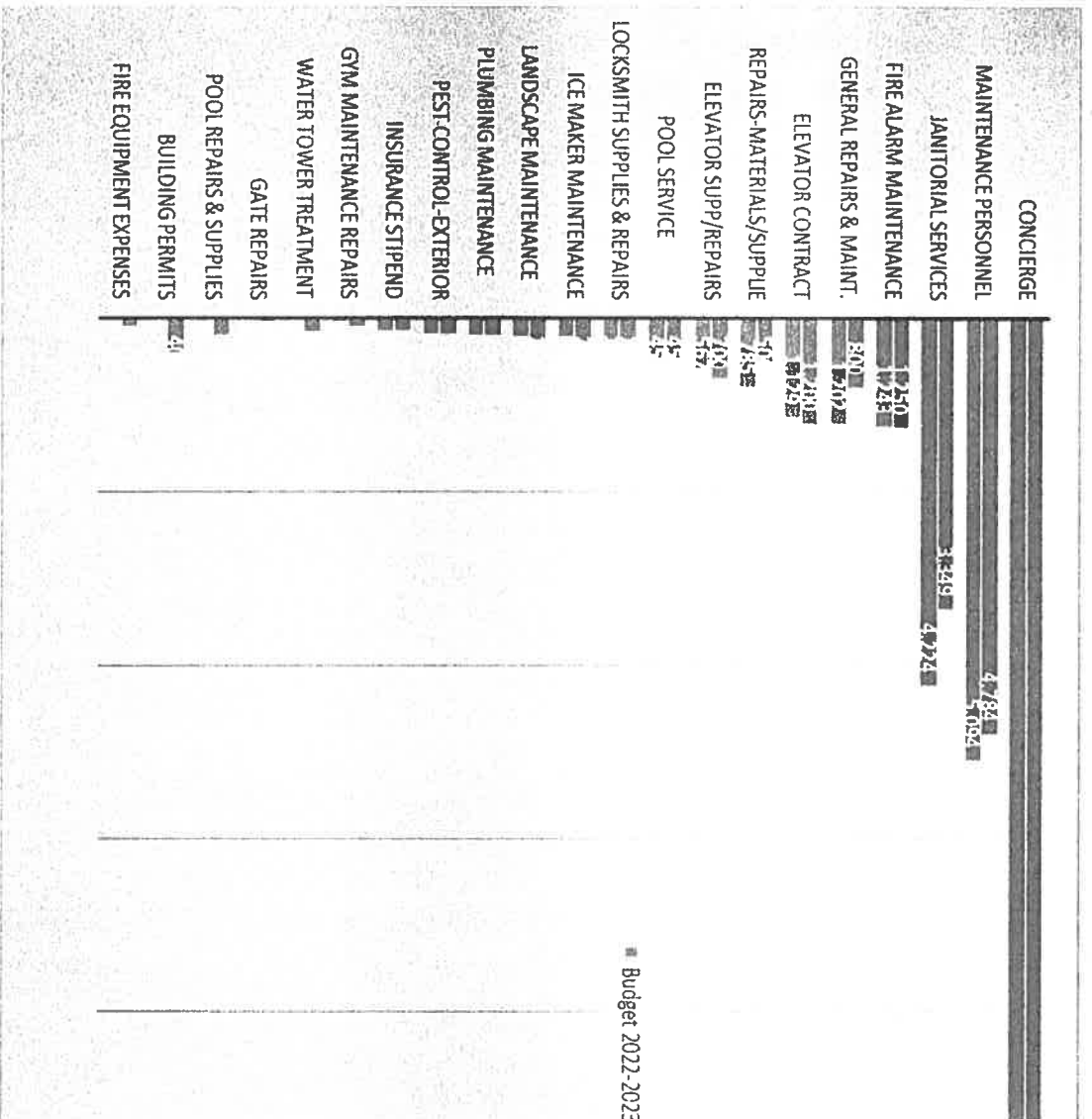
Average Last 10 Months

INSURANCE STIPEND	150
PEST CONTROL-EXTERIOR	185
PLUMBING MAINTENANCE	194
LANDSCAPE MAINTENANCE	209
ICE MAKER MAINTENANCE	218
LOCKSMITH SUPPLIES & REPAIRS	244
POOL SERVICE	455
ELEVATOR SUPP/REPAIRS	567
REPAIRS-MATERIALS/SUPPLIE	785
ELEVATOR CONTRACT	1,129
GENERAL REPAIRS & MAI	
FIRE ALARM M	

Average Vs. Budget 2022-2023

After preparing and distributing the Budget, we received the below service increase notifications:

- Concierge: the hourly fee will increase from \$12.5 to \$15 on 10/01/2022. \$15,484 a month.
- Pool Service: will increase from \$450 to \$500 a month.





Questions



- Please ask any budget questions.
- If you have new questions for the meeting, please feel free to contact us.



Thank you everyone for participating

Re: REMINDER > TOMORROW's SPECIA...  Download  Save to OneDrive  Show email

To: Jeffrey Giordano <jgiordano@gpssecurity.us>

Cc: A-1007 Michael Fleming <michaelfleming0550@gmail.com>; A-1005 Maria Julia Boue <foxpar@bellsouth.net>; A-1006 <alfredodiaz713@yahoo.com>; A-1008 Armando Caravia <armandocaravia@gmail.com>; A-1010 Tania Hernandez <htania26@gmail.com>; A-1011 Dr Basilio Christian Garcia Sellek <bsellek@aol.com>; RPelier <RPelier@pelierlaw.com>; daniel noste <daniel.noste@gmail.com>; A-309 Gloria E. Sanchez <gloriasan@bellsouth.net>; A-404 Carlos, Maria Del Valle <cdelv05667@aol.com>; A-405 Terence, Ibis Yarde <terenceyarde@gmail.com>; A-406 Luis M Rossana F Carrasco <carrasco.font4@gmail.com>; John Riccardi <jjriccardi@gmail.com>; A-410 <jb0872@att.net>; A-412 Douglas C Tuttle <dtuttle1@gmail.com>; A-502 Sergio Baradat <sergio.baradat@gmail.com>; gdupuis star <gdupuis.star@gmail.com>; A-507 Miriam E Carrillo <mecd110@hotmail.com>; A-508 Rayma Villafane <raymav3@gmail.com>; A-509 Rosalean Inocencio, Albert John Barrios <r_inocencio@bellsouth.net>; A-510 La Sudestada LLC <yodanymori@hotmail.com>; amagluta <amagluta@levinerealty.com>; 512 <MarleneRossie@gmail.com>; pedrorossie <pedrorossie@gmail.com>; A-601 <ncesio@bellsouth.net>; A-602 Wilfredo Morin <willym1@bellsouth.net>; LC-PH7 Lucy Delagado <luciardelgado@gmail.com>; ruben13rodriguez <ruben13rodriguez@gmail.com>; A-605 <farmaciadepalma@tiscali.it>; A-606 Zinora Ann Koven Szumski <zkoven@gmail.com>; A-607 Daniel G Basualdi, Maria J Rodríguez <guasimal@yahoo.com>; A-608 Emilio Lopez, Darlene Helms Lopez <mbs91@aol.com>; Christine Dundas <christinedundas@gmail.com>; A-611 Grace Barbara Martin <grace.martin001@gmail.com>; A-701 Miguel Nasur Allel <finasur406@gmail.com>; A-704 Eduardo Daniel, Ana Velez <yaninavelez@miamiluxrealty.com>; A-705 Omar, Casandra Guillen <Casandraguillen@yahoo.com>; A-706 Haydee A And Onar Ceballos <oavpampco@aol.com>; A-707 <sxiq888@yahoo.com>; A-708 Ulises, Esperanza Cabrera <rambo5@bellsouth.net>; A-709 Maria Elena Alvarez <MEAlvarez22@aol.com>; sissi <sissi@forevergreeninc.net>; Tony <tony@bestwayrealtysales.com>; A-712 Andriana Schembri <iany@smandes.com.ar>; A-801 <fredy.alvarez@alvarezlawoffices.com>; two1022 <two1022@aol.com>; A-803 Emily P Arcia <emilyarcia@yahoo.com>; A-804 Rafael, Caridad Almendral <rafael0451@yahoo.com>; A-805 Juan Maria C Chaoui <jcchaoui@aol.com>; A-806 Maria M Nunez <ojanguren6@aol.com>; A-808 Jose M Pego <pego786@gmail.com>; A-809 Michalakakis F. Georgiou <georgiou@bellsouth.net>; A-810 Gisela Cardonne Ely <luzia@aol.com>; A-812 Gil, Digna Cabrera & Maria P Ortega <d.cabrera@twc.com>; ReTriay <retriay@aol.com>; raweinstein@rcn.com <raweinstein@rcn.com>; A-906 Alejandro Cristina Crespo <alexcsr@aol.com>; A-907 Guillermo, Zaida Garcia <aguiabo@att.net>; A-908 Miryam H Pérez <miryamperez@aol.com>; A-911 Maria Teresa D Orazi, Marcelo <delmamgmt@aol.com>; A-912 Carlos Aragunde <elkayakero@gmail.com>; AMATISTA ZAKIEL <thejewelamatista@gmail.com>; Ana Carlucci <anacarlu7@hotmail.com>; Armando Bardisa <armando@bargay.com>; 9B Gustavo D Amuri CT-3G-6E <francavillaproperties@gmail.com>; pulliamc <pulliamc@mysnu.nova.edu>; cliff <cliff@pavillionagency.com>; Felipe Ferrari <felipevferrari@gmail.com>; Georgina Cipoletta <georginacipoletta@hotmail.com>; Isidro Sabatier <isi149@aol.com>; Izhak Alkaslasi <iggrouppfinance@gmail.com>; Jose M. Gonzalez <josebizz@gmail.com>; Juana Bauza <jbauza@hotmail.com>; MIRIAM INOCENCIO <miriam1128@aol.com>; Mayna Nevarez <mayna@nevarezpr.com>; Nicola Antonucci <nicolantonuccipa@yahoo.com>; paultire <PaulTire@bellsouth.net>; ada kaplan <adaksells@gmail.com>; atanatos <atanatos@bellsouth.net>; billdpruitt <billdpruitt@gmail.com>; cesargranados150 <cesargranados150@hotmail.com>; cpkathke <cpkathke@gmail.com>;

The Amethyst Condo Assoc Inc
2022 - 2023 PROPOSED BUDGET
 BASED ON 120 UNITS
 JULY 1, 2022 THRU JUNE 30, 2023

	<u>INCOME</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
4020-0000	CONDO FEES	77,930	935,165
4030-0000	RESERVE ASSESSMENTS	2,760	33,120
4040-0000	LAUNDRY INCOME	500	6,000
4060-0000	GATE KEY INCOME	50	600
4070-0000	SCREENING INCOME	200	2,400
4200-0000	COLLECTIONS/ADMINISTRATION	100	1,200
	TOTAL INCOME	81,540	978,485
	 <u>ADMINISTRATIVE EXPENSES</u>		
5001-0000	MANAGEMENT FEES	1,440	17,280
6104-0000	ON-SITE ADMIN ASSISTANT	3,900	46,800
5011-0000	AUDIT AND TAX SERVICES	250	3,000
5010-0000	LEGAL SERVICES	300	3,600
5025-0000	SCREENING FEES	150	1,800
8070-0000	BANK CHARGES	40	480
5045-0000	FEES TO DIVISION	65	780
5041-0000	CORPORATE ANNUAL REPORT	6	72
7000-0000	PRINTING AND POSTAGE	300	3,600
8010-0000	TAXES	300	3,600
8080-0000	MISCELLANEOUS EXPENSE	100	1,200
5040-0000	LICENSES, FEES, PERMITS	175	2,100
7020-0000	OFFICE SUPPLIES	25	300
8020-0000	BAD DEBT EXPENSE	200	2,400
	TOTAL ADMINISTRATIVE EXPENSES	7,251	87,012
	 <u>INSURANCE EXPENSES</u>		
5028-0000	INSURANCE - UMBRELLA	60	720
5032-0000	INSURANCE - PROPERTY	24,000	288,000
5030-0000	INSURANCE - GL	1,400	16,800
5031-0000	INSURANCE - FLOOD	2,414	28,963
5033-0000	INSURANCE - D & O	50	600
5034-0000	INSURANCE - BOILER/MACHINERY	25	300
5035-0000	INSURANCE - CRIME FIDELITY BOND	25	300
5039-0000	INSURANCE - FINANCE CHARGES	-	-
	TOTAL INSURANCE EXPENSES	27,974	335,683
	 <u>UTILITY EXPENSES</u>		
5050-0000	ELECTRICITY	3,500	42,000
5060-0000	TELEPHONE	600	7,200
5070-0000	WATER AND SEWER	10,000	120,000
5090-0000	TRASH COLLECTION	1,075	12,900
	TOTAL UTILITY EXPENSES	15,175	182,100
	 <u>MAINTENANCE REPAIRS</u>		
6070-0000	FIRE EQUIPMENT EXPENSES	100	1,200
6134-0000	BUILDING PERMITS	400	4,800
6009-0000	GENERAL REPAIRS & MAINT.	800	9,600
6012-0000	PLUMBING MAINTENANCE	200	2,400
6088-0000	GYM MAINTENANCE REPAIRS	100	1,200
6021-0000	POOL REPAIRS & SUPPLIES	200	2,400
6029-0000	ELEVATOR SUPP/REPAIRS	700	8,400
6014-0000	GATE REPAIRS	50	600
6015-0000	REPAIRS-MATERIALS/SUPPLIE	500	6,000
6068-0000	LOCKSMITH SUPPLIES & REPAIRS	250	3,000
	TOTAL MAINTENANCE REPAIRS	3,300	39,600
	 <u>CONTRACTS</u>		
6010-0000	LANDSCAPE MAINTENANCE	250	3,000
6074-0000	WATER TOWER TREATMENT	165	1,980
6011-0000	JANITORIAL SERVICES	3,349	40,186
6020-0000	POOL SERVICE	450	5,400
6066-0000	CONCIERGE	13,018	156,216
5005-0000	MAINTENANCE PERSONNEL	4,784	57,408
9023-0000	INSURANCE STIPEND	150	1,800
6098-0000	FIRE ALARM MAINTENANCE	1,250	15,000
7200-0000	ELEVATOR CONTRACT	1,200	14,400
6166-0000	ICE MAKER MAINTENANCE	280	3,360
6001-0000	PEST CONTROL-EXTERIOR	185	2,220
	TOTAL CONTRACTS	25,081	300,970
	 <u>RESERVES</u>		
8000-0000	RESERVE TRANSFER	2,760	33,120
	TOTAL RESERVES	2,760	33,120
	 TOTAL EXPENSES	81,540	978,485

APPROVED BY _____

DATE _____

APPROVED BY _____

DATE _____

The Amethyst Condo Assoc Inc

2022 - 2023 RESERVE CALCULATIONS

A	B	C	D	E	F	G	H
ITEM	REPLACEMENT COST	FUNDS COLLECTED AS OF 06/22	FUNDABLE RESERVES (B - C)	LIFE EXPECTANCY	REMAIN LIFE (YRS. /MOS)	COLLECTED AMOUNT (D / F)	MONTHLY AMOUNT (G / 12)
3020-RESERVE STUDY	\$4,528.00	\$2,188.00	\$2,340.00	5	3	\$780.00	\$65.00
3030-ROOF	\$200,063.00	\$95,231.00	\$104,832.00	25	8	\$13,104.00	\$1,092.00
3031-PAVING & SEALCOATING	\$6,320.00	\$5,408.00	\$912.00	5	1	\$912.00	\$76.00
3033-POOL EQUIP & MARSITE	\$7,537.00	\$5,737.00	\$1,800.00	5	1	\$1,800.00	\$150.00
3035-GYM EQUIPMENT	\$4,207.00	\$379.00	\$3,828.00	4	1	\$3,828.00	\$319.00
3038-HVAC	\$49,969.00	\$15,025.00	\$34,944.00	15	13	\$2,688.00	\$224.00
3046-ELEVATORS	\$249,963.00	\$40,251.00	\$209,712.00	40	34	\$6,168.00	\$514.00
3050-EXTERIOR PAINTING	\$60,075.00	\$53,427.00	\$6,648.00	10	2	\$3,324.00	\$277.00
3062-IMPROVEMENT	\$22,978.00	\$22,462.00	\$516.00	1	1	\$516.00	\$43.00
	\$605,640.00	\$240,108.00				\$33,120.00	\$2,760.00

MAINTENANCE FEES

TYPE	% OF OWNERSHIP	# OF UNITS	PER UNIT MONTHLY RESERVE FEE	PER UNIT MONTHLY MAINTENANCE FEE	PER UNIT MONTHLY TOTAL FEE	PER UNIT ANNUAL FEE
ALL	100%	120	23.00	\$649.42	\$672.42	\$8,069.04
TOTAL		120				

LATE FEE OF \$25.00 AFTER THE 25 TH OF THE MONTH

_____ FULL RSV _____ PARTIAL RSV _____ WAIVE RESERVES

If not already done so, it is recommended by Management that the Association obtain an independent Reserve Analysis Study to verify the current costs for replacement, anticipated remaining life, etc.

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF
THE AMETHYST CONDOMINIUM ASSOCIATION INC.,
AT WHICH THE 2022-2023 ANNUAL BUDGET
WILL BE CONSIDERED AND ADOPTED**

TO ALL ASSOCIATION MEMBERS:

Notice is hereby given in accordance with the By-Laws of the Association that a Meeting of the Board of Directors to consider and adopt the Association's Budget for the calendar year commencing July 1, 2022 through June 30, 2023 will be convened on Monday July 18, 2022 at 7:00 PM. at the meeting room in the Community and also Via Microsoft Team/Phone Conference:

You can also participate by clicking on the following link

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID: 277 593 912 506

Passcode: KmPvxd

Or call in (audio only)

[+1 786-687-2582,,686789202#](#) United States, Miami

Phone Conference ID: 686 789 202#

The Meeting will be held **on Monday July 18, 2022 at 7:00 p.m.** Thereafter, enclosed please find a copy of the proposed Budget for The Amethyst Condominium Association, Inc.

AGENDA FOR BOARD OF DIRECTORS BUDGET ADOPTION MEETING

1. Call to order by the President.
2. Establishment of a quorum of Directors.
3. Proof of Notice of Meeting.
4. Consideration and Adoption of Association's Budget for the calendar year commencing July 1, 2022 through June 30, 2023.
5. Adjournment.

DATED this 5th day of July 2022.



September 4, 2022

To the Amethyst Community,

IN AN ATTEMPT TO RESPOND TO YOUR QUESTIONS AND CONCERNS REGARDING THE SALE OF THE BUILDING to the EXTENT WE ARE PERMITTED:

1. On Tuesday August 30th the Board ALONG with our Attorneys met with MAST and their attorneys to verify AND COUNT the ORIGINAL signatures of the documents submitted by MAST to be recorded for the changes to our By-Laws AND to discuss THE concerns of the Community regarding the sale of the Units / Building.

2. This meeting was held under a confidentiality agreement between MAST and the Board. For this reason, we CAN NOT discuss the specifics of this meeting until THERE IS AN AGREEMENT BY BOTH PARTIES. Both parties have not YET agreed to release the details of the discussion.

3. OUR attorneys COUNSELED THAT THE MEETING WAS appropriate, and we agreed to MEET under their advice.

4. There was no secrecy AS TO THE OCCURANCE OF this meeting. THE MEETING was not publicly NOTICED, nor WAS IT REQUIRED to be, HOWEVER UNIT OWNERS WHO HAVE been following the MAST PURCHASE CLOSELY WERE AWARE, AND/OR REQUESTED the meeting.

5. SEVERAL UNIT OWNERS have objected TO the meeting AS BEING INAPPROPRIATE, but again THE MEETING was CONDUCTED IN COORDINATION WITH our legal counsel and in accordance with the law.

6. The meeting was very positive and our response to MAST's REQUEST FOR AMENDMENT APPROVAL was provided to MAST on Friday Sept. 2nd via our attorneys.

7. WE trust THAT YOU ALL UNDERSTAND that the Board RETAINS A CERTAIN DEGREE OF CONCERN (AND LIABILITY) WITH REGARD TO THE details OF THIS transition and MOST IMPORTANTLY the impact to OUR community.

8. These concerns had been previously expressed to us by the community before this meeting, including BY unit owners who are NOW requesting that we move forward with the AMENDMENT approval without delay.

9. THE BOARD DOES NOT INTEND TO interfere or delay this process; HOWEVER we must insure to the best of our ability that it is done in a PROPER AND legal manner. WE HAVE REQUESTED THAT MAST PROVIDE US ADDITIONAL DETAILS regarding their plans for the transition that will take place.

10. We trust that our community understands that the BOARD is ONLY ATTEMPTING TO PERFORM the due diligence required to complete this process and again IS in no way trying to interfere with the DECISION MADE BY THE MAJORITY OF our community.

11. WE WILL PROVIDE YOU WITH ADDITIONAL INFORMATION AS WE RECEIVE IT.

Respectfully,

THE BOARD OF DIRECTORS
The Amethyst Condominium

We hope you continue enjoying your much needed LABOR DAY weekend wherever this notice finds you.

The Board of Directors
THE AMETHYST
THE ONLY GEMSTONE IN THE BEACH

RE: LETTER FROM THE BOARD OF DIRECTORS TO OUR COMMUNITY

Cliff Greenhouse <cliff@pavillionagency.com>

Tue 9/6/2022 3:16 PM

To: Onix Padron <amethystpresident2022@gmail.com>; 'A-1005 Maria Julia Boue' <foxpar@bellsouth.net>; 'A-1006 Alfredo A & Xiomara H Diaz' <alfredodiaz713@yahoo.com>; 'A-1007 Michael Fleming' <michaelfleming0550@gmail.com>; 'A-1008 Armando Caravia' <armandocaravia@gmail.com>; 'A-1010 Tania Hernandez' <htania26@gmail.com>; 'A-1011 Dr Basilio Christian Garcia Sellek' <bsellek@aol.com>; 'A-1106 Hector J Carrillo' <hectorskis@gmail.com>; 'A-1107 Robert & Ana Pelier P.A.' <RPelier@pelierlaw.com>; 'A-1111 Jorge & Bertga Noste' <daniel.noste@gmail.com>; 'A-309 Gloria E. Sanchez' <gloriasan@bellsouth.net>; 'A-404 Carlos & Maria Del Valle' <cdelev05667@aol.com>; 'A-405 Terence & Ibis Yarde' <terenceyarde@gmail.com>; 'A-406 Luis M & Rossana F Carrasco' <carrasco.font4@gmail.com>; 'A-407 John & Judith N Riccardi' <jjriccardi@gmail.com>; 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>; 'A-410 Jose M & Maria Rosa Belaustegui' <jb0872@att.net>; 'A-412 Douglas C Tuttle' <dtuttle1@gmail.com>; 'A-502 Sergio Baradat' <sergio.baradat@gmail.com>; 'A-504 Dr Gilles Dupuis & Marise Lamirande' <gdupuis.star@gmail.com>
Cc: Ronnie Bronstein <ronnie@mblawpa.com>; Gary Mansfield <gary@mblawpa.com>; Tony Valdes <TValdes@miamimmanagement.com>; Sandra Reyes <sreyes@miamimmanagement.com>; Elaine Vargas <evargas@miamimmanagement.com>

Onix,

Our question did not address logistics. We greatly appreciate your affirmation that you/our board did not place any demands with seller's attorneys.

Thank you!

Cliff and Maria,

Unit 205

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Onix Padron <amethystpresident2022@gmail.com>

Date: 9/6/22 2:51 PM (GMT-05:00)

To: Cliff Greenhouse <cliff@pavillionagency.com>, 'A-1005 Maria Julia Boue' <foxpar@bellsouth.net>, 'A-1006 Alfredo A & Xiomara H Diaz' <alfredodiaz713@yahoo.com>, 'A-1007 Michael Fleming' <michaelfleming0550@gmail.com>, 'A-1008 Armando Caravia' <armandocaravia@gmail.com>, 'A-1010 Tania Hernandez' <htania26@gmail.com>, 'A-1011 Dr Basilio Christian Garcia Sellek' <bsellek@aol.com>, 'A-1106 Hector J Carrillo' <hectorskis@gmail.com>, "'A-1107 Robert & Ana Pelier P.A.'" <RPelier@pelierlaw.com>, 'A-1111 Jorge & Bertga Noste' <daniel.noste@gmail.com>, "'A-309 Gloria E. Sanchez'" <gloriasan@bellsouth.net>, 'A-404 Carlos & Maria Del Valle' <cdelev05667@aol.com>, 'A-405 Terence & Ibis Yarde' <terenceyarde@gmail.com>, 'A-406 Luis M & Rossana F Carrasco' <carrasco.font4@gmail.com>, 'A-407 John & Judith N Riccardi' <jjriccardi@gmail.com>, 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>, 'A-410 Jose M & Maria Rosa Belaustegui' <jb0872@att.net>, 'A-412 Douglas C Tuttle' <dtuttle1@gmail.com>, 'A-502 Sergio Baradat' <sergio.baradat@gmail.com>, 'A-504 Dr Gilles Dupuis & Marise Lamirande' <gdupuis.star@gmail.com>, 'A-507 Miriam E Carrillo' <mecd110@hotmail.com>, 'A-508 Rayma Villafane' <raymav3@gmail.com>, 'A-509 Rosalean Inocencio & Albert John Barrios' <r_inocencio@bellsouth.net>, 'A-510 La Sudestada LLC' <yodanymori@hotmail.com>, 'A-511 Alan Magluta & Teresa De Torres' <amagluta@levinerealty.com>, 'A-512 Marlene Rossie' <MarleneRossie@gmail.com>, 'A-512' <pedrorossie@gmail.com>, 'A-601' <necio@bellsouth.net>, 'A-602 Wilfredo Morin' <wilym1@bellsouth.net>, 'Lucia R delgado' <luciardelgado@gmail.com>, 'A-604 Ruben Rodríguez' <ruben13rodriguez@gmail.com>, 'A-605 Anna Maria G & Angela De Palma' <farmaciadepalma@tiscali.it>, 'A-606 Zinora Ann Koven Szumski' <zkoven@gmail.com>, 'A-607 Daniel G Basualdi & Maria J Rodríguez' <guasimal@yahoo.com>, 'A-608 Emilio Lopez & Darlene Helms Lopez' <mbs91@aol.com>, 'A-609 Robert & Christine Dundas' <christinedundas@gmail.com>, 'A-611 Grace Barbara Martin' <grace.martin001@gmail.com>, 'A-701 Miguel Nasur Alle!' <finasur406@gmail.com>, 'A-704 Eduardo Daniel & Ana Velez' <yaninavelez@miamiluxrealty.com>, 'A-705 Omar & Casandra Guillen' <Casandraguillen@yahoo.com>, 'A-706 Haydee A And Onar Ceballos' <oavpampco@aol.com>, "'A-707 Dr. Sergio Xiques & Mirna Fernandes'" <sxiq888@yahoo.com>, 'A-708 Ulises & Esperanza Cabrera'

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Cc: Ronnie Bronstein <ronnie@mblawpa.com>, Gary Mansfield <gary@mblawpa.com>, Tony Valdes <TValdes@miamimanagement.com>, Sandra Reyes <sreyes@miamimanagement.com>, Elaine Vargas <evargas@miamimanagement.com>

Subject: Re: LETTER FROM THE BOARD OF DIRECTORS TO OUR COMMUNITY

Greetings Cliff, to clarify your thought process, the board did not place any demands on this negotiation. It was a conversation to confirm signatures, I personally counted with their attorney. We also shared concerns many owners had regarding the sale, we simply served as messengers to OUR community. As for the details of the conversation, we're glad you understand we can't disclose. If you have further questions regarding logistics to your sale, ask your buyer.

We are not self-serving in the least Cliff, the board has been selfless with all regarding OUR AMETHYST, and this entire process has been stressful to many, if not all. We appreciate your emails and concerns as we share the same. I hope this suffice for now as we wait to share more.

Sincerely,

Board of Directors



From: Cliff Greenhouse <cliff@pavillionagency.com>

Date: Tuesday, September 6, 2022 at 2:23 PM

To: Onix Padron <amethystpresident2022@gmail.com>, 'A-1005 Maria Julia Boue' <foxpar@bellsouth.net>, 'A-1006 Alfredo A & Xiomara H Diaz' <alfredodiaz713@yahoo.com>, 'A-1007 Michael Fleming' <michaelfleming0550@gmail.com>, 'A-1008 Armando Caravia' <armandocaravia@gmail.com>, 'A-1010 Tania Hernandez' <htania26@gmail.com>, 'A-1011 Dr Basilio Christian Garcia Sellek' <bsellek@aol.com>, 'A-1106 Hector J Carrillo' <hectorskis@gmail.com>, 'A-1107 Robert & Ana Pelier P.A.' <RPelier@pelierlaw.com>,

'A-1111 Jorge & Bertga Noste' <daniel.noste@gmail.com>, 'A-309 Gloria E. Sanchez' <gloriasan@bellsouth.net>, 'A-404 Carlos & Maria Del Valle' <cdelev05667@aol.com>, 'A-405 Terence & Ibis Yarde' <terenceyarde@gmail.com>, 'A-406 Luis M & Rossana F Carrasco' <carrasco.font4@gmail.com>, 'A-407 John & Judith N Riccardi' <jjriccardi@gmail.com>, 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>, 'A-410 Jose M & Maria Rosa Belaustegui' <jb0872@att.net>, 'A-412 Douglas C Tuttle' <dtuttle1@gmail.com>, 'A-502 Sergio Baradat' <sergio.baradat@gmail.com>, 'A-504 Dr Gilles Dupuis & Marise Lamirande' <gdupuis.star@gmail.com>, 'A-507 Miriam E Carrillo' <mecd110@hotmail.com>, 'A-508 Rayma Villafane' <raymav3@gmail.com>, 'A-509 Rosalean Inocencio & Albert John Barrios' <r_inocencio@bellsouth.net>, 'A-510 La Sudestada LLC' <yodanymori@hotmail.com>, 'A-511 Alan Magluta & Teresa De Torres' <amagluta@levinerealty.com>, 'A-512 Marlene Rossie' <MarleneRossie@gmail.com>, 'A-512' <pedrorossie@gmail.com>, 'A-601' <ncesio@bellsouth.net>, 'A-602 Wilfredo Morin' <willym1@bellsouth.net>, 'Lucia R delgado' <luciardelgado@gmail.com>, 'A-604 Ruben Rodríguez' <ruben13rodriguez@gmail.com>, 'A-605 Anna Maria G & Angela De Palma' <farmaciadepalma@tiscali.it>, 'A-606 Zinora Ann Koven Szumski' <zkoven@gmail.com>, 'A-607 Daniel G Basualdi & Maria J Rodríguez' <guasimal@yahoo.com>, 'A-608 Emilio Lopez & Darlene Helms Lopez' <mbs91@aol.com>, 'A-609 Robert & Christine Dundas' <christinedundas@gmail.com>, 'A-611 Grace Barbara Martin' <grace.martin001@gmail.com>, 'A-701 Miguel Nasur Alle' <finasur406@gmail.com>, 'A-704 Eduardo Daniel & Ana Velez' <yaninavelez@miamiluxrealty.com>, 'A-705 Omar & Casandra Guillen' <Casandraguillen@yahoo.com>, 'A-706 Haydee A And Onar Ceballos' <oavpampco@aol.com>, 'A-707 Dr. Sergio Xiques & Mirna Fernandes' <sxiq888@yahoo.com>, 'A-708 Ulises & Esperanza Cabrera' <rambo5@bellsouth.net>, 'A-709 Maria Elena Alvarez' <MEAlvarez22@aol.com>, 'A-710 Alfredo & Silva Infante' <sissi@forevergreeninc.net>, 'A-711 Jose A & Barbara Pardo' <tony@bestwayrealtysales.com>, 'A-712 Andriana Schembri' <iany@smandes.com.ar>, 'A-801 Fredy M & Maria L Alvarez' <fredy.alvarez@alvarezlawoffices.com>, 'A-802 Aliba & Gilberto Aguila' <two1022@aol.com>, 'A-803 Emily P Arcia' <emilyarcia@yahoo.com>, 'A-804 Rafael & Caridad Almendral' <rafael0451@yahoo.com>, 'A-805 Juan & Maria C Chaoui' <jcchaoui@aol.com>, 'A-806 Maria M Nunez' <ojanguren6@aol.com>, 'A-808 Jose M Pego' <pego786@gmail.com>, 'A-809 Michalakakis F. Georgiou' <georgiou@bellsouth.net>, 'A-810 Gisela Cardonne Ely' <luzia@aol.com>, 'A-811 Luis E Naya' <Naya@nayaarchitects.com>, 'A-812 Gil & Digna Cabrera & Maria P Ortega' <d.cabrera@twc.com>, 'A-904 Rene E Triay' <retriay@aol.com>, 'A-906 Alejandro & Cristina Crespo' <alexcsr@aol.com>, 'A-907 Guillermo & Zaida Garcia' <aguiabo@att.net>, 'A-908 Miryam H Pérez' <miryamperez@aol.com>, 'A-911 Maria Teresa D Orazi & Marcelo' <delmamgmt@aol.com>, 'A-912 Carlos Aragunde' <elkayakero@gmail.com>, 'AMATISTA ZAKIEL' <thejewelamatista@gmail.com>, 'Ana Carlucci' <anacarl7@hotmail.com>, 'Armando Bardisa' <armando@bargay.com>, 'CT-3G-6E, 9B Gustavo D Amuri' <francavillaproperties@gmail.com>, 'Carol Pulliam' <pulliamc@mynsu.nova.edu>, 'Felipe Ferrari' <felipevferrari@gmail.com>, 'Georgina Cipoletta' <georginacipoletta@hotmail.com>, 'ISELA MONTEAGUDO' <IHM23@msn.com>, 'Isidro Sabatier' <isi149@aol.com>, 'Izhak Alkaslasi' <iggrouppfinance@gmail.com>, 'Jeffrey Giordano' <jgiordano@gpssecurity.us>, 'Jose M. Gonzalez' <josebizz@gmail.com>, 'Juana Bauza' <jbauza@hotmail.com>, 'MIRIAM INOCENCIO' <miriam1128@aol.com>, 'Mayna Nevarez' <mayna@nevarezpr.com>, 'Nicola Antonucci' <nicolantonuccipa@yahoo.com>, 'PaulTire@bellsouth.net' <PaulTire@bellsouth.net>, 'Tara Kai' <tarakai09@gmail.com>, 'ada kaplan' <adaksells@gmail.com>, 'atanatos@bellsouth.net' <atanatos@bellsouth.net>, 'billdpruitt@gmail.com' <billdpruitt@gmail.com>, 'cesargranados150@hotmail.com' <cesargranados150@hotmail.com>, 'cpkathke@gmail.com' <cpkathke@gmail.com>, 'daniagranados49@yahoo.com' <daniagranados49@yahoo.com>, 'ehutson@hdtlaw.net' <ehutson@hdtlaw.net>, 'elena giorio' <elenave34@hotmail.com>, 'heCarrill@aol.com' <heCarrill@aol.com>, 'ines.barrutia@gmail.com' <ines.barrutia@gmail.com>, 'jhrivadulla@yahoo.com' <jhrivadulla@yahoo.com>, 'lucia.cascini@gmail.com' <lucia.cascini@gmail.com>, 'lucianaii@hotmail.com' <lucianaii@hotmail.com>, 'mcnodarse@hotmail.com' <mcnodarse@hotmail.com>, 'nora zayas' <norazayas@yahoo.com>, 'piedrahita.rocio@gmail.com' <piedrahita.rocio@gmail.com>, 'pretsquebeco@gmail.com' <pretsquebeco@gmail.com>, 'raqueldiaznyc@gmail.com' <raqueldiaznyc@gmail.com>, 'raweinstein@rcn.com' <raweinstein@rcn.com>, 'rayjpatino@aol.com' <rayjpatino@aol.com>, 'ronaldspeelman@yahoo.com' <ronaldspeelman@yahoo.com>, 'rportela@quality1.com' <rportela@quality1.com>, 'silviajorge57' <silviajorge57@gmail.com>

Cc: Ronnie Bronstein <ronnie@mblawpa.com>, Gary Mansfield <gary@mblawpa.com>, Tony Valdes <TValdes@miamimanagement.com>, Sandra Reyes <sreyes@miamimanagement.com>, Elaine Vargas <evargas@miamimanagement.com>

Subject: RE: LETTER FROM THE BOARD OF DIRECTORS TO OUR COMMUNITY

Onix,

The primary question we're asking is not directed at Mast but at our board who was elected to represent US. We are aware that you are waiting for a reply from buyer's attorneys and are not questioning buyer's position.

We simply wish to know what demands **OUR** board placed upon buyer and we have every right to be privy to that information.

With all due respect, your reluctance to share this basic information leads many to question whether the boards motives are in the best interests of the vast majority of unit owners or are they self-serving?

Cliff and Maria Greenhouse

Unit 205

For insurance customers:

The privacy of the personal information we collect from customers and potential customers is very important to Greenhouse Insurance Agency, LTD. This notice, in accordance with federal and state laws, is to provide you with our understanding of types of non-public personal information about you that we may collect, how we use it and how we protect that information. [Click here](#) to read our Privacy Notice and Disclosure.

Clifford Greenhouse

President

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From: Onix Padron <amethystpresident2022@gmail.com>

Sent: Tuesday, September 6, 2022 2:04 PM

To: Cliff Greenhouse <cliff@pavillionagency.com>; 'A-1005 Maria Julia Boue' <foxpar@bellsouth.net>; 'A-1006 Alfredo A & Xiomara H Diaz' <alfredodiaz713@yahoo.com>; 'A-1007 Michael Fleming' <michaelfleming0550@gmail.com>; 'A-1008 Armando Caravia' <armandocaravia@gmail.com>; 'A-1010 Tania Hernandez' <htania26@gmail.com>; 'A-1011 Dr Basilio Christian Garcia Sellek' <bsellek@aol.com>; 'A-1106 Hector J Carrillo' <hectorskis@gmail.com>; 'A-1107 Robert & Ana Pelier P.A.' <RPelier@pelierlaw.com>; 'A-1111 Jorge & Bertga Noste' <daniel.noste@gmail.com>; 'A-309 Gloria E. Sanchez' <gloriasan@bellsouth.net>; 'A-404 Carlos & Maria Del Valle' <cdelv05667@aol.com>; 'A-405 Terence & Ibis Yarde' <terenceyarde@gmail.com>; 'A-406 Luis M & Rossana F Carrasco' <carrasco.font4@gmail.com>; 'A-407 John & Judith N Riccardi' <jjriccardi@gmail.com>; 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>; 'A-410 Jose M & Maria Rosa Belaustegui' <jb0872@att.net>; 'A-412 Douglas C Tuttle' <dtuttle1@gmail.com>; 'A-502 Sergio Baradat' <sergio.baradat@gmail.com>; 'A-504 Dr Gilles Dupuis & Marise Lamirande' <gdupuis.star@gmail.com>; 'A-507 Miriam E Carrillo' <mecd110@hotmail.com>; 'A-508 Rayma Villafane' <raymav3@gmail.com>; 'A-509 Rosalean Inocencio & Albert John Barrios' <r_inocencio@bellsouth.net>; 'A-510 La Sudestada LLC' <yodanymori@hotmail.com>; 'A-511 Alan Magluta & Teresa De Torres' <amagluta@levinerealty.com>; 'A- 512 Marlene Rossie' <MarleneRossie@gmail.com>; 'A-512' <pedrorossie@gmail.com>; 'A-601' <ncenio@bellsouth.net>; 'A-602 Wilfredo Morin' <willym1@bellsouth.net>; 'Lucia R delgado' <luciardelgado@gmail.com>; 'A-604 Ruben Rodríguez' <ruben13rodriguez@gmail.com>; 'A-605 Anna Maria G & Angela De Palma' <farmaciadepalma@tiscali.it>; 'A-606 Zinora Ann Koven Szumski' <zkoven@gmail.com>; 'A-607 Daniel G Basualdi & Maria J Rodríguez' <guasimal@yahoo.com>; 'A-608 Emilio Lopez & Darlene Helms Lopez'

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Subject: Re: LETTER FROM THE BOARD OF DIRECTORS TO OUR COMMUNITY

Good afternoon,

Dear Cliff and all asking the same question,

As previously stated, if you have any questions regarding the intentions of your buyer, which whom you have a Contract, their purpose in recording the 3 Amendments, when they anticipate closing, and what will happen to the seller and the building the day after the closing of your unit, you should ask your questions directly to the buyer, and not to the Association / Board. We do think the sellers have a right to know, and the buyers, with whom again they have a contract should keep them informed. If they haven't informed you, why would they inform the Association?

The board members do not have any strategic vantage point. Keep in mind, I have not signed with anyone to sell my home.

At this point we are also waiting on a reply from MAST as well. Our next correspondence will be once we have one to share with the entire community.

Kind regards,

Board of Directors



From: Cliff Greenhouse <cliff@pavillionagency.com>

Date: Tuesday, September 6, 2022 at 11:10 AM

To: Onix Padron <amethystpresident2022@gmail.com>, 'A-1005 Maria Julia Boue' <foxpar@bellsouth.net>, 'A-1006 Alfredo A & Xiomara H Diaz' <alfredodiaz713@yahoo.com>, 'A-1007 Michael Fleming' <michaelfleming0550@gmail.com>, 'A-1008 Armando Caravia' <armandocaravia@gmail.com>, 'A-1010 Tania Hernandez' <htania26@gmail.com>, 'A-1011 Dr Basilio Christian Garcia Sellek' <bsellek@aol.com>, 'A-1106 Hector J Carrillo' <hectorskis@gmail.com>, 'A-1107 Robert & Ana Pelier P.A.' <RPelier@pelierlaw.com>, 'A-1111 Jorge & Bertga Noste' <daniel.noste@gmail.com>, 'A-309 Gloria E. Sanchez' <gloriasan@bellsouth.net>, 'A-404 Carlos & Maria Del Valle' <cdelev05667@aol.com>, 'A-405 Terence & Ibis Yarde' <terenceyarde@gmail.com>, 'A-406 Luis M & Rossana F Carrasco' <carrasco.font4@gmail.com>, 'A-407 John & Judith N Riccardi' <jjriccardi@gmail.com>, 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>, 'A-410 Jose M & Maria Rosa Belaustegui' <jb0872@att.net>, 'A-412 Douglas C Tuttle' <dtuttle1@gmail.com>, 'A-502 Sergio Baradat' <sergio.baradat@gmail.com>, 'A-504 Dr Gilles Dupuis & Marise Lamirande' <gdupuis.star@gmail.com>, 'A-507 Miriam E Carrillo' <mecd110@hotmail.com>, 'A-508 Rayma Villafane' <raymav3@gmail.com>, 'A-509 Rosalean Inocencio & Albert John Barrios' <r_inocencio@bellsouth.net>, 'A-510 La Sudestada LLC' <yodanymori@hotmail.com>, 'A-511 Alan Magluta & Teresa De Torres' <amagluta@levinerealty.com>, 'A- 512 Marlene Rossie' <MarleneRossie@gmail.com>, 'A-512' <pedrorossie@gmail.com>, 'A-601' <ncesio@bellsouth.net>, 'A-602 Wilfredo Morin' <willym1@bellsouth.net>, 'Lucia R delgado' <luciardelgado@gmail.com>, 'A-604 Ruben Rodríguez' <ruben13rodriguez@gmail.com>, 'A-605 Anna Maria G & Angela De Palma' <farmaciadepalma@tiscali.it>, 'A-606 Zinora Ann Koven Szumski' <zkoven@gmail.com>, 'A-607 Daniel G Basualdi & Maria J Rodríguez' <guasimal@yahoo.com>, 'A-608 Emilio Lopez & Darlene Helms Lopez' <mbs91@aol.com>, 'A-609 Robert & Christine Dundas' <christinedundas@gmail.com>, 'A-611 Grace Barbara Martin' <grace.martin001@gmail.com>, 'A-701 Miguel Nasur Alle' <finasur406@gmail.com>, 'A-704 Eduardo Daniel & Ana Velez' <yaninavelez@miamiluxrealty.com>, 'A-705 Omar & Casandra Guillen' <Casandraguillen@yahoo.com>, 'A-706 Haydee A And Onar Ceballos' <oavpampco@aol.com>, 'A-707 Dr. Sergio Xiques & Mirna Fernandes' <sxix888@yahoo.com>, 'A-708 Ulises & Esperanza Cabrera' <rambo5@bellsouth.net>, 'A-709 Maria Elena Alvarez' <MEAlvarez22@aol.com>, 'A-710 Alfredo & Silva Infante' <sissi@forevergreeninc.net>, 'A-711 Jose A & Barbara Pardo' <tony@bestwayrealtysales.com>, 'A-712 Andriana Schembri' <iany@smandes.com.ar>, 'A-801 Fredy M & Maria L Alvarez' <fredy.alvarez@alvarezlawoffices.com>, 'A-802 Aliba & Gilberto Aguila' <two1022@aol.com>, 'A-803 Emily P Arcia' <emilyarcia@yahoo.com>, 'A-804 Rafael & Caridad Almendral' <rafael0451@yahoo.com>, 'A-805 Juan & Maria C Chaoui' <jjchaoui@aol.com>, 'A-806 Maria M Nunez' <gjanguren6@aol.com>, 'A-808 Jose M Pego' <pego786@gmail.com>, 'A-809 Michalakis F. Georgiou' <georgiou@bellsouth.net>, 'A-810 Gisela Cardonne Ely' <luzia@aol.com>, 'A-811 Luis E Naya' <Naya@nayaarchitects.com>, 'A-812 Gil & Digna Cabrera & Maria P Ortega' <d.cabrera@twc.com>, 'A-904 Rene E Triay' <retriay@aol.com>, 'A-906 Alejandro & Cristina Crespo' <alexcsr@aol.com>, 'A-907 Guillermo & Zaida Garcia' <aguiaabo@att.net>, 'A-908 Miryam H Pérez' <miryamperez@aol.com>, 'A-911 Maria Teresa D Orazi & Marcelo' <delmamgmt@aol.com>, 'A-912 Carlos Aragunde' <elkayakero@gmail.com>, 'AMATISTA ZAKIEL' <thejewelamatista@gmail.com>, 'Ana Carlucci' <anacarl7@hotmail.com>, 'Armando Bardisa' <armando@bargay.com>, 'CT-3G-6E, 9B Gustavo D Amuri' <francavillaproperties@gmail.com>, 'Carol Pulliam' <pulliamc@mynsu.nova.edu>, 'Felipe Ferrari' <felipevferrari@gmail.com>, 'Georgina Cipoletta' <georginacipoletta@hotmail.com>, 'ISELA MONTEAGUDO' <IHM23@msn.com>, 'Isidro Sabatier' <isi149@aol.com>, 'Izhak Alkaslasi' <iggrouppfinance@gmail.com>, 'Jeffrey Giordano' <jgiordano@gpssecurity.us>, 'Jose M. Gonzalez' <josebizz@gmail.com>, 'Juana Bauza' <jbauza@hotmail.com>, 'MIRIAM INOCENCIO' <miriam1128@aol.com>, 'Mayna Nevarez' <mayna@nevarezpr.com>, 'Nicola Antonucci' <nicolantonuccipa@yahoo.com>, PaulTire@bellsouth.net <PaulTire@bellsouth.net>, 'Tara Kai' <tarakai09@gmail.com>, 'ada kaplan' <adaksells@gmail.com>, atanatos@bellsouth.net <atanatos@bellsouth.net>, billdpruitt@gmail.com <billdpruitt@gmail.com>, cesargranados150@hotmail.com <cesargranados150@hotmail.com>, cpkathke@gmail.com <cpkathke@gmail.com>, daniagranados49@yahoo.com <daniagranados49@yahoo.com>, ehutson@hdtlaw.net <ehutson@hdtlaw.net>, 'elena giorio' <elenave34@hotmail.com>

heCarrill@aol.com <heCarrill@aol.com>, ines.barrutia@gmail.com <ines.barrutia@gmail.com>, jhrivadulla@yahoo.com <jhrivadulla@yahoo.com>, lucia.cascini@gmail.com <lucia.cascini@gmail.com>, lucianai@hotmail.com <lucianai@hotmail.com>, mcnodarse@hotmail.com <mcnodarse@hotmail.com>, 'nora zayas' <norazayas@yahoo.com>, piedrahita.rocio@gmail.com <piedrahita.rocio@gmail.com>, pretsquebeco@gmail.com <pretsquebeco@gmail.com>, raqueldiaznyc@gmail.com <raqueldiaznyc@gmail.com>, raweinstein@rcn.com <raweinstein@rcn.com>, rayjpatino@aol.com <rayjpatino@aol.com>, ronaldspeelman@yahoo.com <ronaldspeelman@yahoo.com>, rportela@quality1.com <rportela@quality1.com>, 'silviajorge57' <silviajorge57@gmail.com>

Cc: Ronnie Bronstein <ronnie@mblawpa.com>, Gary Mansfield <gary@mblawpa.com>, Tony Valdes <TValdes@miamimanagement.com>, Sandra Reyes <sreyes@miamimanagement.com>, Elaine Vargas <evargas@miamimanagement.com>

Subject: RE: LETTER FROM THE BOARD OF DIRECTORS TO OUR COMMUNITY

Onix, we very much appreciate all your efforts and per your direction have requested more info from Mast and were told they were unable to share any further info so we're left feeling like you're sending us in circles. As a representative of our entire community kindly share specifics on what Amethyst board demands are holding up our closing.

All owners realize we need to relocate and find new homes. Keeping thus crucial information secret is not only improper but this also gives board members a strategic advantage in searching for a new home which is in no way fair. Your total transparency is both appreciated and expected.

Please promptly provide us with full details.

Many thanks,

Maria and Cliff Greenhouse

Unit 205

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Onix Padron <amethystpresident2022@gmail.com>

Date: 9/4/22 2:03 PM (GMT-05:00)

To: 'A-1005 Maria Julia Boue' <foxpar@bellsouth.net>, 'A-1006 Alfredo A & Xiomara H Diaz' <alfredodiaz713@yahoo.com>, 'A-1007 Michael Fleming' <michaelfleming0550@gmail.com>, 'A-1008 Armando Caravia' <armandocaravia@gmail.com>, 'A-1010 Tania Hernandez' <htania26@gmail.com>, 'A-1011 Dr Basilio Christian Garcia Sellek' <bsellek@aol.com>, 'A-1106 Hector J Carrillo' <hectorskis@gmail.com>, "'A-1107 Robert & Ana Pelier P.A.'" <RPelier@pelierlaw.com>, 'A-1111 Jorge & Bertga Noste' <daniel.noste@gmail.com>, "'A-309 Gloria E. Sanchez'" <gloriasan@bellsouth.net>, 'A-404 Carlos & Maria Del Valle' <cdelv05667@aol.com>, 'A-405 Terence & Ibis Yarde' <terenceyarde@gmail.com>, 'A-406 Luis M & Rossana F Carrasco' <carrasco.font4@gmail.com>, 'A-407 John & Judith N Riccardi' <jjriccardi@gmail.com>, 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>, 'A-410 Jose M & Maria Rosa Belaustegui' <jb0872@att.net>, 'A-412 Douglas C Tuttle' <dtuttle1@gmail.com>, 'A-502 Sergio Baradat' <sergio.baradat@gmail.com>, 'A-504 Dr Gilles Dupuis & Marise Lamirande' <gdupuis.star@gmail.com>, 'A-507 Miriam E Carrillo' <mecd110@hotmail.com>, 'A-508 Rayma Villafane' <raymav3@gmail.com>, 'A-509 Rosalean Inocencio & Albert John Barrios' <r_inocencio@bellsouth.net>, 'A-510 La Sudestada LLC' <yodanymori@hotmail.com>, 'A-511 Alan Magluta & Teresa De Torres' <amagluta@levinerealty.com>, 'A- 512 Marlene Rossie' <MarleneRossie@gmail.com>, 'A-512' <pedrorossie@gmail.com>, 'A-601' <ncesio@bellsouth.net>, 'A-602 Wilfredo Morin' <willym1@bellsouth.net>, 'A-512' <pedrorossie@gmail.com>, 'Lucia R delgado' <luciardelgado@gmail.com>, 'A-604 Ruben Rodríguez' <ruben13rodriguez@gmail.com>, 'A-605 Anna Maria G & Angela De Palma' <farmaciadepalma@tiscali.it>, 'A-606 Zinora Ann Koven Szumski' <zkoven@gmail.com>, 'A-607 Daniel G Basualdi & Maria J Rodríguez' <guasimal@yahoo.com>, 'A-608 Emilio Lopez & Darlene Helms Lopez' <mbs91@aol.com>, 'A-609 Robert & Christine Dundas' <christinedundas@gmail.com>, 'A-611 Grace Barbara Martin' <grace.martin001@gmail.com>, 'A-701 Miguel Nasur Allel' <finasur406@gmail.com>, 'A-704 Eduardo Daniel & Ana Velez' <yaninavelez@miamiluxrealty.com>, 'A-705 Omar & Casandra Guillen' <Casandraguillen@yahoo.com>, 'A-706 Haydee A And Onar Ceballos' <oavpampco@aol.com>, "'A-707 Dr.

Sergio Xiques & Mirna Fernandes' <sxiq888@yahoo.com>, 'A-708 Ulises & Esperanza Cabrera' <rambo5@bellsouth.net>, 'A-709 Maria Elena Alvarez' <MEAlvarez22@aol.com>, 'A-710 Alfredo & Silva Infante' <ssissi@forevergreeninc.net>, 'A-711 Jose A & Barbara Pardo' <tony@bestwayrealtysales.com>, 'A-712 Andriana Schembri' <jany@smandes.com.ar>, 'A-801 Fredy M & Maria L Alvarez' <fredy.alvarez@alvarezlawoffices.com>, 'A-802 Aliba & Gilberto Aguila' <two1022@aol.com>, 'A-803 Emily P Arcia' <emilyarcia@yahoo.com>, 'A-804 Rafael & Caridad Almendral' <rafael0451@yahoo.com>, 'A-805 Juan & Maria C Chaoui' <jjchaoui@aol.com>, 'A-806 Maria M Nunez' <gjanguren6@aol.com>, 'A-808 Jose M Pego' <pego786@gmail.com>, 'A-809 Michalakias F. Georgiou' <georgiou@bellsouth.net>, 'A-810 Gisela Cardonne Ely' <luzia@aol.com>, 'A-811 Luis E Naya' <naya@nayaarchitects.com>, 'A-812 Gil & Digna Cabrera & Maria P Ortega' <d.cabrera@twc.com>, 'A-904 Rene E Triay' <retriay@aol.com>, 'A-906 Alejandro & Cristina Crespo' <alexcsr@aol.com>, 'A-907 Guillermo & Zaida Garcia' <aguiaabo@att.net>, 'A-908 Miryam H Pérez' <miryamperez@aol.com>, 'A-911 Maria Teresa D Orazi & Marcelo' <delmamgmt@aol.com>, 'A-912 Carlos Aragunde' <elkayakero@gmail.com>, 'AMATISTA ZAKIEL' <thejewelamatista@gmail.com>, 'Ana Carlucci' <anacarlui7@hotmail.com>, 'Armando Bardisa' <armando@bargay.com>, 'CT-3G-6E, 9B Gustavo D Amuri' <francavillaproperties@gmail.com>, 'Carol Pulliam' <pulliamc@mynsu.nova.edu>, Cliff Greenhouse <cliff@pavillionagency.com>, 'Felipe Ferrari' <felipevferrari@gmail.com>, 'Georgina Cipoletta' <georginacipoletta@hotmail.com>, 'ISELA MONTEAGUDO' <IHM23@msn.com>, 'Isidro Sabatier' <isi149@aol.com>, 'Izhak Alkaslasi' <iggrouppfinance@gmail.com>, 'Jeffrey Giordano' <jgiordano@gpssecurity.us>, 'Jose M. Gonzalez' <josebizz@gmail.com>, 'Juana Bauza' <jbauza@hotmail.com>, 'MIRIAM INOCENCIO' <miriam1128@aol.com>, 'Mayna Nevarez' <mayna@nevarezpr.com>, 'Nicola Antonucci' <nicolantonuccipa@yahoo.com>, 'PaulTire@bellsouth.net', 'Tara Kai' <tarakai09@gmail.com>, 'ada kaplan' <adaksells@gmail.com>, atanatos@bellsouth.net, billdpruitt@gmail.com, cesargranados150@hotmail.com, cpkathke@gmail.com, daniagranados49@yahoo.com, ehutson@hdtlaw.net, 'elena giorio' <elenave34@hotmail.com>, heCarrill@aol.com, ines.barrutia@gmail.com, jhrivadulla@yahoo.com, lucia.cascini@gmail.com, lucianaii@hotmail.com, mcnodarse@hotmail.com, 'nora zayas' <norazayas@yahoo.com>, piedrahita.rocio@gmail.com, pretsquebeco@gmail.com, raqueldiaznyc@gmail.com, raweinstein@rcn.com, rayjpatino@aol.com, ronaldspeelman@yahoo.com, rportela@quality1.com, 'silviajorge57' <silviajorge57@gmail.com>

Cc: 'A-811 Luis E Naya' <naya@nayaarchitects.com>, 'A-408 Robert Bollinger' <rbollinger61@yahoo.com>, Ronnie Bronstein <ronnie@mblawpa.com>, Gary Mansfield <gary@mblawpa.com>, Tony Valdes <TValdes@miamimanagement.com>, Sandra Reyes <sreyes@miamimanagement.com>, Elaine Vargas <evargas@miamimanagement.com>

Subject: LETTER FROM THE BOARD OF DIRECTORS TO OUR COMMUNITY

Re: Reference title Transer Questions

Onix Padron <amethystpresident2022@gmail.com>

Fri 7/29/2022 2:08 PM

To: Jeffrey Giordano <jgiordano@gpssecurity.us>

Perfectomundo!

Onix M. Padron
Board of Directors
305-588-6961



From: Jeffrey Giordano <jgiordano@gpssecurity.us>
Date: Friday, July 29, 2022 at 2:07 PM
To: Onix Padron <amethystpresident2022@gmail.com>
Subject: Re: Reference title Transer Questions

Ileana called me from Miami Management with the nfo thank you 😊

Sent from my iPhone

On Jul 29, 2022, at 2:02 PM, Onix Padron <amethystpresident2022@gmail.com> wrote:

Good afternoon Jeff,
Let me know if you need further help with this.
Another person you could add to the email would be Sandra.
Let me know if you need me to chime in and ask her regarding the information you need.

Kind regards,

Onix M. Padron
Board of Directors
305-588-6961




From: Jeffrey Giordano <jgiordano@gpssecurity.us>
Date: Friday, July 29, 2022 at 12:41 PM
To: Tony Valdez <TValdes@miamimanagement.com>
Cc: Onix <onix@otvcreative.tv>
Subject: Fw: Reference title Transer Questions

Hi Tony Ilianas email that was on the packet got kicked back [please review my questions or have the appropriate member from your office reply. Thank

you

Jeffrey S Giordano
President

Giordano Protection Services LLC.
GPS Security/P.I Miami
www.gpssecurity.us
O 305.925.7524



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[Electronic Communications Privacy Act of 1986, 18 U.S.C. 2701(a) and 270

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From: Jeffrey Giordano
Sent: Friday, July 29, 2022 12:39 PM
To: isainz@miamimanagent.com <isainz@miamimanagent.com>
Cc: Onix M. Padron <onix@otvcreative.tv>
Subject: Reference title Transer Questions

Goodafternoon Ileana I have received the packet from Miami Management regarding the request for unit transfer. I am filling out the appropriate paperwork in reference to a title transfer to an llc. This llc. is owned by the same current owners Jeffrey and Iliana Giordano. I have the following questions so I can get the appropriate money orders for the request.

The \$250 security deposit is it possible to transfer the current security deposit over to the LLC. instead of proving a new one and waiting for the refund on the current deposit upon initial purchase?

Since this will be a quit claim deed from current owners to current owners llc. with the same owners under the transfer is it necessary to run me and my wife again for approval since we are already a current occupant in the vacation home? Or just provide proof of the llc. ownership? If not is the \$150 per applicant only for the llc and not for me and my wife since we have had the unit from 2014?

Please let me know so I can request the appropriate money orders from the bank. Thank you

Jeffrey S Giordano

President

Giordano Protection Services LLC.
GPS Security/P.I Miami
www.gpssecurity.us



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[Electronic Communications Privacy Act of 1986, 18 U.S.C. 2701(a) and 270

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Exhibit F

2022 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL REPORT

**FILED
Oct 04, 2022
Secretary of State
2496762465CC**

DOCUMENT# N49831

Entity Name: THE AMETHYST CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

14275 SW 142 AVENUE
MIAMI, FL 33186

Current Mailing Address:

14275 SW 142 AVENUE
MIAMI, FL 33186 US

FEI Number: 65-0350811

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MANSFIELD, BRONSTEIN & STONE, LLP
500 E BROWARD BLVD
#1450
FORT LAUDERDALE, FL 33394 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBERT PELIER

10/04/2022

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name NAYA, LUIS
Address 14275 SW 142 AVENUE
City-State-Zip: MIAMI FL 33186

Title VP, SECRETARY
Name BOLLINGER, ROBERT
Address 14275 SW 142 AVENUE
City-State-Zip: MIAMI FL 33186

Title TREASURER
Name MONTEAGUDO, ISELA
Address 14275 SW 142 AVENUE
City-State-Zip: MIAMI FL 33186

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LUIS NAYA

PRESIDENT

10/04/2022

Electronic Signature of Signing Officer/Director Detail

Date

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N49831

Entity Name: THE AMETHYST CONDOMINIUM ASSOCIATION, INC. *****

Current Principal Place of Business:

14275 SW 142 AVENUE
MIAMI, FL 33186

Current Mailing Address:

14275 SW 142 AVENUE
MIAMI, FL 33186 US

FEI Number: 65-0350811

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MANSFIELD, BRONSTEIN & STONE, LLP
500 E BROWARD BLVD
#1450
FORT LAUDERDALE, FL 33394 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBERT PELIER

04/13/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name NAYA, LUIS
Address 14275 SW 142 AVENUE
City-State-Zip: MIAMI FL 33186

Title VP, SECRETARY
Name BOLLINGER, ROBERT
Address 14275 SW 142 AVENUE
City-State-Zip: MIAMI FL 33186

Title TREASURER
Name MONTEAGUDO, ISELA
Address 14275 SW 142 AVENUE
City-State-Zip: MIAMI FL 33186

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LUIS NAYA

PRESIDENT

04/13/2023

Electronic Signature of Signing Officer/Director Detail

Date

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N49831

Entity Name: THE AMETHYST CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

14275 SW 142 AVENUE
MIAMI, FL 33186

Current Mailing Address:

14275 SW 142 AVENUE
MIAMI, FL 33186 US

FEI Number: 65-0350811

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MANSFIELD, BRONSTEIN & STONE, LLP
500 E BROWARD BLVD
#1450
FORT LAUDERDALE, FL 33394 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBERT PELIER 03/09/2022
Electronic Signature of Registered Agent Date

Officer/Director Detail :

Title	PRESIDENT	Title	VP
Name	PELIER, ROBERT	Name	RODRIGUEZ, RUBEN
Address	14275 SW 142 AVENUE	Address	14275 SW 142 AVENUE
City-State-Zip:	MIAMI FL 33186	City-State-Zip:	MIAMI FL 33186
Title	TREASURER, SECRETARY		
Name	MONTEAGUDO, ISELA		
Address	14275 SW 142 AVENUE		
City-State-Zip:	MIAMI FL 33186		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT PELIER PRESIDENT 03/09/2022
Electronic Signature of Signing Officer/Director Detail Date

2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N49831

Entity Name: THE AMETHYST CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

14275 SW 142 AVENUE
MIAMI, FL 33186

Current Mailing Address:

14275 SW 142 AVENUE
MIAMI, FL 33186 US

FEI Number: 65-0350811

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MANSFIELD, BRONSTEIN & STONE, LLP
500 E BROWARD BLVD
#1450
FORT LAUDERDALE, FL 33394 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBERT PELIER

04/19/2021

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	PRESIDENT	Title	VP
Name	PELIER, ROBERT	Name	RODRIGUEZ, RUBEN
Address	14275 SW 142 AVENUE	Address	14275 SW 142 AVENUE
City-State-Zip:	MIAMI FL 33186	City-State-Zip:	MIAMI FL 33186
Title	TREASURER, SECRETARY		
Name	MONTEAGUDO, ISELA		
Address	14275 SW 142 AVENUE		
City-State-Zip:	MIAMI FL 33186		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT PELIER

PRESIDENT

04/19/2021

Electronic Signature of Signing Officer/Director Detail

Date

2020 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL REPORT

**FILED
Aug 13, 2020
Secretary of State
6478356506CC**

DOCUMENT# N49831

Entity Name: THE AMETHYST CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

10855 NW 33 STREET
DORAL, FL 33172

Current Mailing Address:

PO BOX 940218
MIAMI, FL 33194 US

FEI Number: 65-0350811

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BRONSTEIN, RONNIE ESQ.
500 E BROWARD BLVD
SUITE 1450
FORT LAUDERDALE, FL 33394 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: RONNIE BRONSTEIN

08/13/2020

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name PELIER, ROBERT
Address C/O RENOVATION PROPERTY MGMT
 PO BOX 940218
City-State-Zip: MIAMI FL 33194

Title VP
Name RODRIGUEZ, RUBEN
Address C/O RENOVATIONS PROPERTY
 MGMT
City-State-Zip: MIAMI FL 33194

Title TREASURER, SECRETARY
Name MONTEAGUDO, ISELA
Address C/O RENOVATIONS PROPERTY
 MGMT
City-State-Zip: MIAMI FL 33194

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT PELIER

PRESIDENT

08/13/2020

Electronic Signature of Signing Officer/Director Detail

Date

2019 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL REPORT

DOCUMENT# N49831

Entity Name: THE AMETHYST CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

10855 NW 33 STREET
DORAL, FL 33172

Current Mailing Address:

PO BOX 940218
MIAMI, FL 33194 US

FEI Number: 65-0350811

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BRONSTEIN, RONNIE ESQ.
500 E BROWARD BLVD
SUITE 1450
FORT LAUDERDALE, FL 33394 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: RONNIE BRONSTEIN

05/02/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name RODRIGUEZ, DIANA L
Address C/O RENOVATION PROPERTY MGMT
 PO BOX 940218
City-State-Zip: MIAMI FL 33194

Title VP, SECRETARY
Name BOLLINGER, ROBERT FRANCIS
Address C/O RENOVATIONS PROPERTY
 MGMT
City-State-Zip: MIAMI FL 33194

Title TREASURER
Name TUTTLE, DOUGLAS
Address C/O RENOVATIONS PROPERTY
 MGMT
City-State-Zip: MIAMI FL 33194

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DIANA RODRIGUEZ

PRESIDENT

05/02/2019

Electronic Signature of Signing Officer/Director Detail

Date

The Amethyst Condominium Association, Inc

Board of Directors Meeting

Thursday June 30, 2022

At 7:00 P.M.

at the Entrance Lobby. You can also join

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

+1 786-687-2582,,864030042# United States, Miami

Phone Conference ID: 864 030 042#

Agenda

Call to order

Verification of quorum

Approval of Previous Meeting Minutes

Financial review

Old Business

New Business

- a. Roof Repair
- b. Budget Status – Budget Meeting will take place mid-July.
- c. Building Insurance Substantial Rate Increase – Potential assessment to pay difference.

Adjournment

Notice Posted: June 24, 2022

The Amethyst Condominium Association, Inc

Board of Directors Meeting

Thursday June 30, 2022

At 7:00 P.M.

at the Entrance Lobby. You can also join

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

+1 786-687-2582,,864030042# United States, Miami

Phone Conference ID: 864 030 042#

Agenda

Call to order

Verification of quorum

Approval of Previous Meeting Minutes

Financial review

Old Business

New Business

- a. Roof Repair
- b. Budget Status – Budget Meeting will take place mid-July.
- c. Building Insurance Substantial Rate Increase – Potential assessment to pay difference.

Adjournment

Notice Posted: June 24, 2022

Exhibit G

**NOTICE OF SPECIAL ASSESSMENT MEETING OF THE BOARD OF DIRECTORS OF
THE AMETHYST CONDOMINIUM ASSOCIATION**

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and Section 718.112, Florida Statutes, that a Special Assessment Meeting of the Board of Directors will be held in the Association's Meeting Room located at 5313 Collins Avenue, Miami Beach, FL 33140, on Tuesday, December 6th, 2022, at 7:00 P.M. You can also join the meeting through Microsoft Teams with the information and the end of this notice. The purpose of the Special Meeting is for the Board of Directors to consider and adopt a Special Assessment in the amount of \$1,030,000 is for the following items:

- (1) Insurance – Policy Renewals 11/28/2022-----\$480,000.00
- (2) Reroofing -May be required as a condition of the insurance.
-----\$450,000.00
- (3) Concrete Restoration- To cover unforeseen conditions in the 3rd column being repaired. Will have to provide high strength shoring in floors 1 through 11. -----
-----\$50,000.00
- (4) Legal Fees: Paid to date and anticipated due to the extension requested by MAST and potential litigation due to change of By-Laws.
-----\$50,000.00

If the Board of Directors adopts the Special Assessment, this will be divided among the 120 units, for a total amount of \$1,030,000.00, that will be payable as described below:

- 1st Insurance- Assessment due 12/15/2022 -----\$4,000.00 (1 time)
- 2nd Reroofing- Assessment Starting 1/1/2023 -----\$625.00 Per Month (6 months)
- 3rd Conc. Restoration- Assessment Starting 1/1/2023 -----\$69.44 Per Month (6 months)
- 4th Legal Fees- Assessment Starting 1/1/2023 -----\$69.44 Per Month (6 months)
- Total -----\$763.88 Monthly Payment*

AGENDA FOR SPECIAL MEETING

- 1. Roll Call and Certification of quorum of Directors.
- 2. Proof of Notice of Meeting.
- 3. Consideration and Adoption of a Special Assessment by the Directors.
- 4. Adjournment.

Dated: November 22, 2022

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 297 768 023 865

Passcode: NUsJMy

Or call in (audio only)

+1 786-687-2582,,271404135# United States, Miami

Phone Conference ID: 271 404 135#

Exhibit H



September 4, 2022

To the Amethyst Community,

IN AN ATTEMPT TO RESPOND TO YOUR QUESTIONS AND CONCERNS REGARDING THE SALE OF THE BUILDING to the EXTENT WE ARE PERMITTED:

1. On Tuesday August 30th the Board ALONG with our Attorneys met with MAST and their attorneys to verify AND COUNT the ORIGINAL signatures of the documents submitted by MAST to be recorded for the changes to our By-Laws AND to discuss THE concerns of the Community regarding the sale of the Units / Building.
2. This meeting was held under a confidentiality agreement between MAST and the Board. For this reason, we CAN NOT discuss the specifics of this meeting until THERE IS AN AGREEMENT BY BOTH PARTIES. Both parties have not YET agreed to release the details of the discussion.
3. OUR attorneys COUNSELED THAT THE MEETING WAS appropriate, and we agreed to MEET under their advice.
4. There was no secrecy AS TO THE OCCURANCE OF this meeting. THE MEETING was not publicly NOTICED, nor WAS IT REQUIRED to be, HOWEVER UNIT OWNERS WHO HAVE been following the MAST PURCHASE CLOSELY WERE AWARE, AND/OR REQUESTED the meeting.
5. SEVERAL UNIT OWNERS have objected TO the meeting AS BEING INAPPROPRIATE, but again THE MEETING was CONDUCTED IN COORDINATION WITH our legal counsel and in accordance with the law.
6. The meeting was very positive and our response to MAST's REQUEST FOR AMENDMENT APPROVAL was provided to MAST on Friday Sept. 2nd via our attorneys.
7. WE trust THAT YOU ALL UNDERSTAND that the Board RETAINS A CERTAIN DEGREE OF CONCERN (AND LIABILITY) WITH REGARD TO THE details OF THIS transition and MOST IMPORTANTLY the impact to OUR community.
8. These concerns had been previously expressed to us by the community before this meeting, including BY unit owners who are NOW requesting that we move forward with the AMENDMENT approval without delay.
9. THE BOARD DOES NOT INTEND TO Interfere or delay this process; HOWEVER we must insure to the best of our ability that it is done in a PROPER AND legal manner. WE HAVE REQUESTED THAT MAST PROVIDE US ADDITIONAL DETAILS regarding their plans for the transition that will take place.
10. We trust that our community understands that the BOARD is ONLY ATTEMPTING TO PERFORM the due diligence required to complete this process and again IS in no way trying to interfere with the DECISION MADE BY THE MAJORITY OF our community.
11. WE WILL PROVIDE YOU WITH ADDITIONAL INFORMATION AS WE RECEIVE IT.

Respectfully,

THE BOARD OF DIRECTORS
The Amethyst Condominium

We hope you continue enjoying your much needed LABOR DAY weekend wherever this notice finds you.

The Board of Directors
The logo for 'THE AMETHYST' features the word 'THE' in a smaller font, followed by a circular icon containing a stylized 'A' and the word 'AMETHYST' in a larger, bold, serif font. Below this, the text 'THE HIGH RISE WFL OF MID BEACH' is written in a smaller, sans-serif font.



DREAM TEAM LAW PLLC
2701 Ponce De Leon Blvd, Mezzanine
Coral Gables, Florida 33134
Ph: 305-395-4887 Fax: 305-395-7810

In order to avoid spoliation, the above-referenced organization may have to suspend certain normal/scheduled computer maintenance procedures, including but not limited to such procedures as defragmenting hard drives, deleting back-up files, deleting internet cookies, deleting history, and running any "disk clean-up" processes.

We formally request a copy of the above-referenced premise's surveillance video tape of our client's incident along with any corresponding incident report(s). Specifically, we formally request that at least twenty-four (24) hours prior to and one (1) hour subsequent to the subject incident be preserved. Also, please preserve the following items:

- a. The incident report concerning the subject incident, whether or not signed, filled out, and/or reviewed by our client(s);
- b. Any and all complete photographs and depictions of our client(s) and/or the area surrounding entrance area, whether still, video, computer animated, hand-drawn, or in any other form, generated at any time;
- c. Any and all correspondence, reports, opinions, writings of any kind, photographs, video, and/or reports of any type provided to anyone retained by the premises, any other persons assisting the retained individuals, and/or other persons to whom those individuals have subcontracted work in connection with assignments given to the individuals or retained on behalf of the premises;
- d. Any and all notes, diary entries, or timed observations prepared by any investigators, surveillance operators, or any other persons assisting in the investigation of the incident;
- e. Any and all correspondence that governs, dictates, and/or specifies the means, manner, and/or method of the making of any video, photographs, and/or surveillance;
- f. Any and all statements made by our client(s), witnesses, employees, agents, representatives, whether taken contemporaneously or subsequent to the incident;
- g. Any and all insurance policies providing coverage to the premises for any claimed damages, including policies medical payment coverage;
- h. Any and all notices or reports of accidents in or about the premises, even if not similar to the subject incident;
- i. Any and all work schedules, logs, sign-in sheets or the like, indicating the names of the individuals that were present and/or working at or near the incident area(s) on the date of incident, as well as the work schedule for those individuals for the week of the subject incident;
- j. All inspection logs for the date of the incident;
- k. Any and all documents, including correspondence, whether digital or in paper form, relating to any cleaning, maintenance, repairs, modifications, remodeling, construction, or the like for three (3) prior to the incident date;
- l. Any and all documents, including correspondence, whether digital or in paper form, relating to any cleaning, maintenance, repairs, modifications, remodeling, construction, or the like from the incident date through the conclusion of the subject claim;
- m. Any minutes, memoranda, emails, faxes, letters or other documents relating to the subject incident or any potentially dangerous conditions on the premises for the time period of three (3) prior to the incident date;



DREAM TEAM LAW PLLC
2701 Ponce De Leon Blvd, Mezzanine
Coral Gables, Florida 33134
Ph: 305-395-4887 Fax: 305-395-7810

- n. Any and all documents which reference the last time that the area where the incident occurred was cleaned, maintained, repaired, modified, altered, remodeled, painted, waxed, buffed, constructed, or the like for three (3) months prior to the incident date; and
- o. Any and all documents which reference the last time that the area where the incident occurred was cleaned, maintained, repaired, modified, altered, remodeled, painted, waxed, buffed, constructed, or the like from the incident date through the conclusion of the subject claim.

Pursuant to Florida law, if you fail to preserve the evidence listed above, you may be subjected to penalties as determined by the court. Should you have any questions, please do not hesitate to contact our office. Thank you in advance for your anticipated cooperation, and we look forward to hearing from you soon.

Respectfully,
DREAM TEAM LAW

Vanessa E. Dream, Esq.

Vanessa E. Dream, Esquire

VED/dl

Exhibit I

THE AMETHYST CONDO ASSOC INC.
CERTIFICATE OF APPROVAL OF SALE

THE AMETHYST CONDO ASSOC INC, "the Association", does hereby certify that the Sale located at 5313 COLLINS AVE #302, MIAMI BEACH, FLORIDA 33140, a condominium owned by JEFFREY GIORDANO, ILIANA GIORDANO (current owner(s) according to the records of the Association) as Grantor(s), to SHERLOCK HOMES INVESTMENTS LLC as Grantee(s), has been approved by the Board of Directors on behalf of the Association.

Dated this 1st day of August, 2022.

THE AMETHYST CONDO ASSOC INC.

By: S. Reyes

Name: Sandra Reyes

Title: Property Manager
Board of Directors Member

FOR AN ACKNOWLEDGEMENT IN AN INDIVIDUAL CAPACITY:
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 1st day of August, 2022 by Sandra Reyes as member of the Board of Directors of **THE AMETHYST CONDO ASSOC INC.,** who acknowledges that he/she as an officer of said Association, executed the above Certificate of Approval of Sale and that same is the act and deed of said Association.

Personally Known: or Produced Identification
Type of Identification Produced: _____



[Signature]
NOTARY PUBLIC-STATE OF FLORIDA

(NOTARY SEAL)

THIS CERTIFICATE IS SUBJECT TO ANY MONIES DUE TO THE ASSOCIATION. YOU ARE ADVISED TO OBTAIN ESTOPPEL INFORMATION BEFORE THE CLOSING TAKES PLACE AS THE NEW OWNER IS RESPONSIBLE FOR ANY UNPAID ASSESSMENTS AND/OR LEGAL FEES/COSTS THAT MAY HAVE INCURRED.

WE REMIND YOU TO SEND US A COPY OF THE WARRANTY DEED OR CLOSING STATEMENT AFTER THE CLOSING, SO THAT WE MAY MAKE THE NECESSARY CHANGES TO THE ASSOCIATION'S RECORDS. PLEASE MAIL IT TO MIAMI MANAGEMENT, INC., 14275 SW 142 AVE., MIAMI, FL 33186 , OR VIA E-MAIL TO SCREENINGS@MIAMIMANAGEMENT.COM

Exhibit J

Exhibit K

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“Memorandum”) is made by and among **The Amethyst Condominium Association, Inc.** (the “Amethyst” or “Association”), a Florida not-for-profit corporation and **5313 Collins Acquisitions, LLC**, a Delaware limited liability company (“5313”) and **The Canero Group, LLC** (“Canero”) with regards to the property located at 5313 Collins Avenue, Miami Beach, Florida 33140 (the “Property”)

WHEREAS, Amethyst is a condominium association governed by the Declaration of Condominium Establishing The Amethyst, A Condominium, recorded in Book 15585, Page 1292 of the Miami Dade Official Records (the “Declaration”) and the applicable version of Chapter 718 of the Florida Statutes (the “Statutes”);

WHEREAS, the Association is governed by a Board of Directors (the “Board”) who have been elected to take such actions as proscribed in the Declaration, By-Laws, and the Statutes;

WHEREAS, 5313 is the signatory to at least 85 agreements to purchase 85 or more units at the Property and Canero is the signatory to 28 agreements to purchase 28 units at the Property (each a “Purchase Contract” and collectively, the “Purchase Contracts”) and 5313, Canero and the Purchase Contracts unit owners are desirous of the recordation of the amendment to Declaration attached hereto as Exhibit “A” (the “Amendment”);

WHEREAS, the Board is obligated to ensure strict compliance with the Declaration and Statutes as well perform its duties proscribed thereunder; and

WHEREAS, the Board will consent to 5313 recording the Amendment in the public records of Miami-Dade County based upon the terms and conditions contained in this Memorandum.

NOW, THEREFORE, in consideration of the premises and the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereby agree as follows:

1. Recording of the Amendment. The Board consents, and shall not object, to the Amendment and the recording of the Amendment by 5313, so long as all terms and conditions contained herein are complied with by 5313. The Board acknowledges and agrees that a certificate of amendment is not required or appropriate given the method of amendment used as permitted under Section 9.01 of the Declaration; *i.e.* execution of the Amendment by the requisite number of unit owners, with the formalities of a deed. The recording of the Amendment shall not take place until 5313 takes steps to correct the Work in the Units as referenced in Paragraph 2, and pays/escrows, as applicable, the Reimbursement amount set forth in Paragraph 2. The Parties agree that 5313 has taken steps to correct the Work.
2. Remediation of Violations in Units 303 and 312. 5313 is the owner of units 303 and 312 at the Property (the “Units”). 5313 performed work in the Units (the “Work”), causing the Association to receive violations by the City of Miami Beach and having to institute a 24 hour/day fire watch at the Property (the “Firewatch”). As a result of 5313’s Work the Association has incurred costs and expenses and 5313 has agreed to reimburse the Association for said expenses which arise directly from the Work. Within three (3) days of the execution of this Memorandum, 5313 shall: (a) take

such steps that are necessary and required by both the City of Miami Beach and the Association to correct the Work in the Units; and (b) place \$50,000.00 in escrow to reimburse the Association (the "Reimbursement") for the third-party costs and expenses directly associated with Work which have been (or are reasonably anticipated to be) paid out by the Association, which includes, but is not limited to, up to two (2) months of Firewatch, miscellaneous expenses and reasonable and actual attorneys' fees. Upon completion of remediation of the Work, the Association shall provide documentary evidence and/or receipts of the actual cost and expenses paid by the Association relating to the Work and refund to 5313 any amount by which the Reimbursement exceeds the actual cost paid, if any. 5313 shall use all commercially reasonable efforts to satisfy the conditions to end the Firewatch as it relates to work within the Units; provided however, the Association shall reasonably cooperate with 5313 as to the Firewatch, it being agreed that 5313 does not have authority to make decisions on behalf of the Association. 5313 agrees to indemnify and hold Association harmless against any costs of repairs in the Units rendered necessary due to the Work, as well as costs relating to the Firewatch (to the extent caused by the Work). 5313 shall escrow the Reimbursement into an escrow account with Old Republic National Title Insurance, or its title agent Rennert Vogel Mandler & Rodriguez, P.A. (the "Escrow Agent"), for the above purpose immediately after execution of this Memorandum. For a period of 30 days after closing of the final permits to remediate the Work within the Units, the Association may submit documentary evidence and/or receipts of actual third-party costs and expenses paid by the Association directly associated with the correction of the Work, which shall be eligible for reimbursement under the Reimbursement. Reimbursement of the above referenced invoices from the Reimbursement shall occur within three (3) business days of receipt by Escrow Agent from Association of such invoices relating to correction of the Work. Any reference herein to un-permitted work shall not constitute admission that permits were required for such work previously. Notwithstanding anything contained herein to the contrary, Association shall retain the right to pursue any remedies available to it in law or equity regarding any liabilities of Association directly caused by the Work.

3. Closing on the Purchase Contracts. 5313 agree that they shall honor all their respective Purchase Contracts, including any Purchase Contracts entered into or assigned to 5313 on or after the date of this Memorandum, and shall use all commercially reasonable efforts to close on all Purchase Contracts on or before November 21, 2022, subject to reasonable cooperation by the Board and the Association management company, upon the terms and conditions proscribed in each of the Purchase Contracts(s); provided however, that in the event of a default by one or more of the seller(s) under the Purchase Contract(s), 5313 may elect to proceed with the closing of the balance of the non-defaulting Purchase Contracts, which such seller defaults may (in 5313's sole discretion) be waived by 5313. Notwithstanding anything to the contrary herein, 5313 may honor the Purchase Contract(s) by closing with or through an assignee, subsidiary or affiliate entity upon the same terms and conditions proscribed in the respective Purchase Contract(s). Reasonable cooperation by the Board includes execution of any document reasonably required by 5313's title insurance underwriter to effectuate the intent of this Memorandum and the closing of the Purchase Contracts. 5313 and Canero represent and warrant that to their knowledge none of the sellers under any of the Purchase Contracts are presently in default. Canero represents that it has assigned its 28 Purchase Contracts to an affiliate entity of a developer that has a portfolio of assets which have total enterprise value in excess of \$500 million.

4. Commercial Unit Sale. In connection with the conveyance of the commercial units in the Condominium (i.e. CU-1 & CU-2, collectively, the "Commercial Units"), 5313 agrees to pay

\$10,000.00 per residential unit in the Condominium, representing each residential unit's equal proportional interest in and to the Commercial Units, as follows: (i) at the closing of each Purchase Contract, each respective unit thereunder shall receive a credit in the amount of \$10,000.00; and (ii) on or before November 21, 2022, 5313 will pay to the Association an amount equal to \$10,000.00 for each residential unit which (x) is not included in the Purchase Contracts, and/or (y) is included in the Purchase Contracts but has not closed due to a default by seller thereunder, and the Association shall disburse such amounts under (x) and (y) to the applicable units, respectively within a reasonable time thereafter ((i) and (ii), collectively, the "Commercial Units Sale"). Within three (3) business days of execution of the Unit Owner Meeting, as such term is defined below, the Association shall execute and hold an executed special warranty deed for the Commercial Units, from the Association, as grantor, to and in favor of 5313 or its designee, as grantee ("Commercial Units Deed"). 5313 shall be responsible for all closing costs for the Commercial Unit Sale, including, but not limited to, title and lien searches, estoppel certificates, title insurance, documentary stamps, recording fees and any other costs, other than the costs of the Association's attorney, with regards to the Commercial Units Sale. At such time as the amounts due and owing in this section (which shall in no event collectively exceed \$1,200,000.00) are either paid by 5313 to the unit owners under the Purchase Contracts, and/or to the Association to be held for other units under (ii)(x) and/or (ii)(y) above by the Association, and all other obligations of 5313 are satisfied under this Memorandum, then the Board shall deliver the Commercial Units Deed to 5313 and 5313 shall automatically be authorized to record the Commercial Units Deed in the Public Records of Miami-Dade County, Florida, thereby consummating the Commercial Units Sale. Once 5313 has closed on the Purchase Contracts in accordance with (i) above and paid to the Association the amount of \$10,000.00 for each residential unit under (ii)(x) and/or (ii)(y) above, 5313 shall have no further obligation with respect to paying any residential unit owner or the Association for any remaining interest (if any) in and to the Commercial Units. This paragraph shall survive the Commercial Units Sale.

Notwithstanding anything to the contrary, 5313's obligations in this Section 4 shall be contingent upon (i) ratification by the Board at a duly noticed board meeting of the agreement to sell the Commercial Units; (ii) approval of the Commercial Unit Sale by 51% or more of the voting interest of the Amethyst at a duly noticed meeting (the "Unit Owner Meeting"); and (iii) satisfaction, by the Board and/or Association as applicable, of all requirements shown on Schedule B, Section 1 of the preliminary title commitments attached as Exhibit "B" hereto, other than the lease referenced in Schedule B, Section 1, Item 14 (the "Lease"), which, if found to be currently active, may require a notice period for termination or may require a notice prior to any renewal periods. The Board agrees to reasonably cooperate with 5313 as to terminating the Lease, including without limitation, providing information as to past income and machine installation dates. The Board agrees not to lien, encumber or hypothecate the Commercial Units from execution of this Memorandum.

The Board shall provide a proposed notice and form of proxy within three (3) days of execution of this Agreement expeditiously scheduling a unit owner meeting. Once approved by both the Board and 5313, the Association shall send such notices and proxies out to the Amethyst members pursuant to their applicable notice requirements. 5313 shall use all commercially reasonable efforts to gather proxies for 51% or more approval of the Commercial Unit Sale.

5. General.

(a) All notices, requests, claims and other communications under this Memorandum shall be in writing and shall be deemed given if delivered personally or by overnight courier to the parties as follows:

Association: Attn: Sandra Reyes, The Amethyst Condominium, 5315 Collins Ave, Miami Beach, FL 33140

With a copy to: Mansfield, Bronstein & Stone, LLP, 500 E. Broward Boulevard, Suite 1400, Fort Lauderdale, Florida 33394, Attn: Ronnie Bronstein, Esq.

5313: 2601 South Bayshore Drive, Suite 850, Miami, FL 33133

Notices to 5313 shall also be sent to Rennert Vogel Mandler & Rodriguez, P.A., 100 S.E. Second Street, Suite 2900, Miami, Florida 33131, attn. Ronald J. Rojas

Canero: Jose J. Leonardo, Esq.
500 South Dixie Highway, Suite 204,
Coral Gables, FL 33146

(b) The foregoing recitals are true and correct and are incorporated in this Memorandum as if repeated at length. The captions in this Memorandum are for convenience only and shall not be considered a part of or affect the construction or interpretation of any provision of this Memorandum.

(c) This Memorandum may be executed in counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each party and delivered to each other party.

(d) Neither this Memorandum nor any right, interest or obligation hereunder shall be assigned, in whole or in part, by operation of law or otherwise, by any party without the prior written consent of the other party. This Memorandum will be binding upon, inure to the benefit of, and be enforceable by, the parties and their respective legal successors and permitted assigns.

(e) This Memorandum shall be governed by, and construed in accordance with, the laws of the State of Florida regardless of any laws that might otherwise govern under applicable principles of conflicts of laws thereof. Venue for any dispute which may arise under this Memorandum shall lie solely in Miami-Dade County, Florida. Should any dispute arise between the parties with regards to their obligations contained herein, the prevailing party shall recover from the non-prevailing party its fees and costs, including reasonable attorneys' fees up to and including all appellate levels.

IN WITNESS WHEREOF, each of the parties hereto has executed this Memorandum of Understanding as of the date first above written.

ASSOCIATION
**THE AMETHYST CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-
profit corporation**

Name: COLE R. NAYS

Title: President.

5313
**5313 Collins Acquisitions, LLC, a Delaware
limited liability company**

Name:

Title:

Canero
THE CANERO GROUP, LLC

Name:

Title:

IN WITNESS WHEREOF, each of the parties hereto has executed this Memorandum of Understanding as of the date first above written.

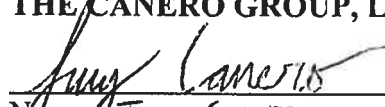
ASSOCIATION
**THE AMETHYST CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-
profit corporation**

Name:
Title:

5313
**5313 Collins Acquisitions, LLC, a Delaware
limited liability company**

Name:
Title:

Canero
THE CANERO GROUP, LLC



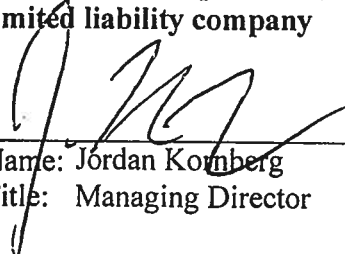
Name: Jose Canero
Title: Manager

IN WITNESS WHEREOF, each of the parties hereto has executed this Memorandum of Understanding as of the date first above written.

ASSOCIATION
**THE AMETHYST CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-
profit corporation**

Name:
Title:

5313
**5313 Collins Acquisitions, LLC, a Delaware
limited liability company**



Name: Jordan Kornberg
Title: Managing Director

Canero
THE CANERO GROUP, LLC

Name:
Title:

This instrument prepared by or under the supervision of (and after recording, return to):

Ronald J. Rojas, Esq.
Rennert Vogel Mandler & Rodriguez, P.A.
100 S.E. 2nd Street, Suite 100
Miami, Florida 33131

(Reserved for Clerk of Court)

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF THE AMETHYST, A CONDOMINIUM**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE AMETHYST, A CONDOMINIUM (the "Amendment") is made as of the 19 day of July 2022 by the undersigned requisite two thirds (2/3) of the voting interests of the Unit Owners of The Amethyst Condominium Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "Association").

WITNESSETH

WHEREAS, The Amethyst, a Condominium, was created by that certain Declaration of Condominium recorded July 13, 1992, in Official Records Book 15585, Page 1292, as amended by certain amendments thereto recorded in Official Records Book 16360, Page 1024, Official Records Book 17448, Page 3400, Official Records Book 31346, Page 2775, all in the Public Records of Miami-Dade County, Florida (collectively, the "Declaration");

WHEREAS, capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration;

WHEREAS, the Declaration may be amended by written consents from at least two thirds (2/3) of the voting interests of the Unit Owners executing a modification or amendment to the Declaration, pursuant to Section 9.01 of Article IX of the Declaration; and

WHEREAS, the requisite number of Unit Owners have approved, consented to, and executed the modifications and amendments contained herein.

NOW, THEREFORE, the Declaration is hereby amended and modified as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Added language is indicated by underlined type, and deleted language is indicated by ~~stricken~~ type. Matters that are not specifically addressed below shall remain unchanged.

3. Section 10.1 of Article 10 of the Declaration, entitled "Termination", is amended as follows:

10.01 The Condominium Property may be removed from the provisions of Florida Statutes Condominium Act only by consent of ~~all of the~~ Unit Owners holding at least 80% of the voting interests in the Association and evidenced by a recorded instrument certificate of the Association to that effect, and upon the written consent by all of the holders of recorded liens affecting any of the Condominium Parcels.

4. Section 15.01 of Article 15 of the Declaration, entitled "Sale or Transfer", is revised to read as follows:

15.01 In the event any Unit Owner wishes to sell or transfer his Unit, the Association shall have the option to purchase said Unit, upon the same conditions as are offered by the Unit Owner to a third person. Any attempt to sell said Unit without prior approval of the Association shall be deemed a breach of this Declaration, shall be wholly null and void, and shall confer no title or interest whatsoever upon any purchaser, tenant or lessee; provided however, any deed may be validated by subsequent approval of the Association in the event of a sale without prior approval as herein provided. Notwithstanding the foregoing, ~~as to~~ (a) any Mortgagee who obtains title to a Unit as a result of foreclosure or as a deed given in lieu of foreclosure, or (b) any owner or contract purchaser of Units holding 51% or more of the voting interests in the Association, such acquirer ~~of title~~ or his successors may acquire, own, sell or transfer such Unit to any purchaser without the prior approval of the Association and the Association shall not have an option to purchase such Unit.

5. Section 15.17 of Article 15 of the Declaration, entitled "Sale or Transfer", is amended to read as follows:

15.17 A Unit Owner is not authorized to own more than two (2) Units at any given time in The Amethyst, A Condominium Community ~~{A}~~ unless it is the owner or contract purchaser of approved by Units holding 9017.5% or more of the Unit Owners voting interests in the Association ~~{B}~~, ~~however, if 10% or less of the Unit Owners reject the transfer by negative vote or by providing written objections this restriction shall not apply.~~ except as otherwise provided herein, prohibits Unit Owners from owning more than two (2) Units at any given time regardless of whether said ownership is direct, indirect, through ownership in a corporation, partnership, limited liability corporation, trust or any other business entity, members of his family, nominee, or any other direct or indirect means. "Members of his family" means current spouse, children or parents. ~~This restriction also prohibits a Unit Owner from obtaining any other type of real estate interest in more than two (2) Units at any given time, including, but not limited to, any long term tenancy arrangements.~~ The Board of Directors reserve

the right to disapprove a proposed transfer of a Unit if it reasonably believes that a prospective purchaser already possesses title, directly or indirectly, to two (2) Units in The Amethyst, A Condominium Community. Any attempt to sell said Unit in violation of this Section shall be deemed a breach of this Declaration, shall be wholly null and void, and shall confer no title or interest whatsoever upon any purchaser. This provision shall not be enforceable against Unit Owners who, as of the effective date of this amendment, already own more than two (2) Units. However, said Unit Owners shall not be authorized to purchase additional Unit(s) until such time as said Unit Owner(s) has divested himself from title to his other Units(s) in order to comply with this Section. ~~If this paragraph is approved by the necessary vote of the members, the provisions contained herein shall be effective as of the date that a notice of meeting of the members to vote on this amendment is mailed to the Unit Owners.~~

6. The above modifications and amendments to the Declaration are hereby duly approved and consented to by the undersigned Unit Owner(s), in accordance with the requirements of the Declaration.

7. This Amendment may be executed in separate or multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

