

INTERNATIONAL PARK CONDOMINIUM I ASSOCIATION, INC.

C/O The Firm Property Management Group LLC
13831 SW 59 Street, Suite #200, Miami, FI 33183

Minutes of Board of Directors Meeting

Wednesday, August 7, 2024

Via Zoom

THE MEETING of the Board of Directors was held on the date and time and at the place set forth above. Notice of the meeting was properly posted on the Bulletin Board at the Building and mailed (48) hours prior to the meeting.

1. Call to Order & Opening of Meeting.

The Secretary, Hernando Otalvado called the Meeting to Order at 6:45 PM.

Four (4) Board Members were in attendance and listed below:

- Alejandra Estevez, President
- Martin Bonacia, Vice President
- Juan Arboleda, Treasurer
- Hernando Otalvaro, Secretary

Attendance list:

- Marisabel Montero, Property Manager, The Firm Property Management Group LLC
- Several unit owners in the Clubhouse and via Zoom.

2. Proof of Notice

Hernando Otalvado certified that the agenda and the Notice of Meeting was posted on the bulletin board (48) hours prior to the meeting Monday, August 5, 2024, around 3:50pm

3. Establishment of Quorum

The Quorum was established as four (4) Board Members were present in the meeting by zoom.

4. New Business

The primary order of business is to consider a proposed recall agreement submitted to the Board. I will take a motion not to certify the recall.

MOTION: Hernando Otalvaro will take a motion not to certify the recall.

MOTION MADE BY: Alejandra Estevez, President, Seconded by: Juan Arboleda, Treasurer

VOTE: All Board Members present voted in favor as a unanimous vote.

Secretary: A proposed recall agreement containing 172 ballots or recall agreements was delivered to the Association. Upon review of the proposed agreements, it was noted that the recall agreement fails to substantially comply with the requirements of Section 718.112(2)(l) of the Florida Statutes and Rule 61B-23.0028 of the Florida Administrative Code for the following reason:

The recall is not facially valid.

Reviewing the signatures has resulted in concluding that there is less than most required voting interests who have executed the recall ballots. It is necessary to have 157 bona fide unit owners execute recall ballots for the recall to be successful.

Of the names on the ballots, the following units were not signed by the owners of record: -

- Unit #131-2 Signed by a deceased person
- Further, the record owners of the following units include a trust. However, the ballot was not executed by both owners and/or in the name of a trust: -Unit #307-2 , 103-1, 110-1, 202-1, 128-1, 521-1, 512-1, 210-1, 213-2, 304-1, 321-2, 529-2, 508-2, 103-2, 325-2, 414-1.
- 419-1 Checking the signed source.
- Finally, the following units did not have all the record owners sign the ballot and/or a properly executed voting certificate has not been provided to the Association: -Unit Numbers# 217-1, 104-2, 425-2, 530-2, 209-1, 218-1, 231-2

As a result of these adjustments, there are less than 157 bona fide ballots provided in support of the recall effort and no bona fide recall has occurred.

The Secretary asked if there were any additional comments from the Board before a vote is taken. The Board responded that there were no further comments.

The Secretary call for the vote on the motion made by Alejandra Estevez President not to certify the recall.

The motion passes unanimously for all the Board.

5) Open Forum

- The request to hear from William Lopez, representative of the 172 ballots submitted, was made, but his comments were not provided.
- A representative from State Senator Ileana Garcia's Office called in to inquire about the invalid ballots mentioned. The Secretary explained that Unit #131-2 was signed by a deceased person and provided reasons for the other invalid ballots during the meeting. Additionally, there was a query about the financial statements, and it was clarified that a formal record request would be required to obtain them.
- Rosa Marrero, Unit #504-2: Asked if the incorrect ballots could be rectified. It was explained that the Board is still in the process of verifying the ballots.
- Armando J. Chao, Unit #303-1: Suggested that the process follow legal requirements, including arbitration for the denial. The Board agreed to proceed with arbitration as required by law.
- Maria Molina, Unit #228-2: Requested that all individuals be contacted to verify the ballots.
- Sergio Perez, Unit #323-1: Requested that the list be sent out for detailed verification.

6) Adjournment

All in favor: Meeting Adjourned at 7:08 pm.

PRESIDENT'S CERTIFICATE: As President, I do hereby attest that these Minutes represent a true and accurate depiction of events that occurred at the Meeting herein described.

Signed by: 
Signer: _____ 8/16/2024
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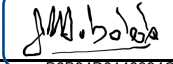
Print Name: Alejandra Estevez, As President **Date**
International Park Condominium I Association Inc

SECRETARY'S CERTIFICATE: As Secretary I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Association Meeting, as approved by the Board of Directors of International Park Condominium I Association Inc.

Signed by: 
Signer: _____ 8/16/2024
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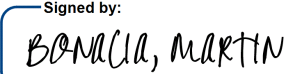
Print Name: Hernando Otalvaro, As Secretary **Date**
International Park Condominium I Association Inc

TREASURER'S CERTIFICATE: As Treasurer I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Association Meeting, as approved by the Board of Directors of International Park Condominium I Association Inc.

Signed by: 
Signer: _____ 8/16/2024
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Print Name: Juan Arboleda, As Treasurer **Date**
International Park Condominium I Association Inc

VICE PRESIDENT'S CERTIFICATE: As Treasurer I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Association Meeting, as approved by the Board of Directors of International Park Condominium I Association Inc.

Signed by: 
Signer: _____ 8/16/2024
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Print Name: Martin Bonacia, As Vice President **Date**
International Park Condominium I Association Inc