

## Hialeah Club Villas Condominium Association Inc

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### Minutes of Annual Budget Meeting November 20, 2025

Valentin T. Escribano      Management Agent  
Dania Fernandez

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Mr. Escribano called the meeting to order at 7:10 PM.

Mr. Escribano opened the discussion by stating that the budget has been finalized. The budget does not include the reserve study because the property is currently paying for the milestone. The proposed budget is \$322.62, a decrease from last year's \$367.00, resulting in savings. The board made a motion to approve the budget; the motion passed with a majority.

The President then initiated a discussion regarding the painting color scheme. It was noted that the building's color change had not been completed, as not enough owner votes were received. The building will remain the same color. A motion to approve keeping the existing color scheme was made; the motion passed with a majority.

A board member suggested that, given an increase in available funds, the Crime Policy should be enhanced. The President mentioned that she received two proposals: one for \$1 million in coverage and another for \$500,000. A motion was made to approve the new Crime Policy for \$500,000. The majority of the members voted in favor, and the motion passed.

A motion was made to adjourn the meeting. The board of directors adjourned the meeting. The meeting adjourned at 8:45 PM.



WILSON GAN CUBA  
SECRETARY