

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

C/O DIAMOND GROUP MANAGEMENT
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Minutes of the Board of Directors' Meeting

Date: Monday, September 9th, 2024
Time: 6:30 p.m.
Location: My Destiny Banquet Hall
1970 West 60 Street
Hialeah, FL 33016

On Monday, September 9th, 2024 the Board of Director' meeting was held at 6:30 p.m. at My Destiny Banquet Hall located at 19270 West 60 Street Hialeah, FL 33016.

CALL TO ORDER AND ESTABLISH QUORUM:

Mrs. Rosa V. Ruiz called the meeting to order at 6:30 p.m. The roll was called and it was determined that a quorum was present.

Attendance:

BOARD OF DIRECTORS

Mrs. Rosa V. Ruiz	Ms. Mirta Hernández	
Mr. Justin Travis	Mr. Marcelo González, Absent	Mr. Eudaldo Valdes

UNIT OWNERS

None

ASSOCIATION MANAGER

Will Hernandez, L.CAM

Proof of notice was provided by Will Hernandez, Association Manager.

Presentation and Review of the Proposals for the Concrete/Stucco Restoration and Painting Project of the Condominium and the Selection and Approval of One of the Proposals Presented and Reviewed by the Board of Directors.

Three proposals were presented for the Board to review:

- 1- Biscayne Restoration Inc.
- 2- All Season General Contractors.
- 3- R&M Construction Remodeling Group.

Biscayne Restoration Inc and All Season General Contractors submitted two

The scope of work included alternative 2, the waterproofing of the unit balconies and alternative 3 the waterproofing of the catwalks only.

The Board of Directors unanimously voted to exclude both alternatives that included the waterproofing of the unit's balconies and the waterproofing of the catwalks. Further explained that the cost of these alternatives would have make the project unaffordable for the members of the association.

The following information indicates the cost of the proposals presented by each company:

- 1- Biscayne Restoration Inc, \$518,000.
- 2- All Season Contractors, \$614,100.
- 3- R&M Construction & Remodeling Group, \$1,081,600.

After reviewing and discussing these three proposals, the board of directors unanimously approved the proposal submitted by Biscayne Restoration Inc.

A motion was made by Mrs. Rosa V. Ruiz to approve the proposal for the restoration and painting of the buildings and guard house presented by Biscayne Restoration Inc at \$518,000. The motion was seconded by Mr. Justin Travis. All voted in favor. The motion was carried.

Other Business

- **40-30 Year Recertification Update**

Management informed the board of directors that the association received letters for each building certifying that Hialeah Club Villas has passed the 40-30 Year Recertification. The certification letters have been posted in the association's website.

- **Consideration and Approval of the Association's Shed Replacement.**

A board member mentioned that the association's utility shed was vandalized and in bad condition. Further suggested to obtain a quote to replace the shed. After a brief, discussion it was determined to postpone the shed replacement after the painting of the buildings.

Adjournment:

- A motion was made by Mrs. Ruiz to adjourn the meeting at 7:15 p.m. The motion was seconded by Mr. Travis. All voted in favor. The motion was carried.


Mirta Hernandez, Secretary

Meeting was adjourned at 7:15 p.m.
Next meeting: TBD