

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

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

Date: Monday, June 23, 2025
Time: 7:00 p.m.
Location: Via Zoom

On Monday, June 23, 2025 the Board of Director's meeting was held at 7:00 p.m. via Zoom.

CALL TO ORDER AND ESTABLISH QUORUM:

Association's President, Mrs. Rosa V. Ruiz called the meeting to order at 7:00 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, Mr. Wilson Gan Cuba

UNIT OWNERS

None

ASSOCIATION MANAGER

ASSOCIATION MEMBER

Proof of notice was provided was posted by President of the Association Rosa V. Ruiz

Review and Approval of New Management's Proposals

Mrs. Ruiz presented four proposals for the property management service for Board's Review.

Neighborhood Property Management

Cost \$51,600K yr or \$4,300 monthly

Additional costs--\$1.00 p sheet for notices p unit, \$75.00-\$150.00 p hour to manage website/bookkeeping, Applications processing fees as law allows, one time turn over fee \$700, \$1,000 allowed for repairs or maintenance without Board approval. Owns office space. Established in 2009

Choice Property Management Group

Cost \$49,536 yr or \$ 4,128 monthly

Additional costs of \$100 p hr for different items. Community app and online portal for owners to use. Established in 2009

Atlas Property Management

Cost \$43,344 yr or \$3,612 monthly

Established in 2001

VTE Consulting LLC

Cost \$24,000 yr \$2,000 monthly

Notes: CAM License in 2006/ Company licensed in 2023

A motion was made by Mrs. Ruiz to approve the property management proposal presented by VTE Consulting LLC. The motion was seconded by Mr. Cuba. All voted in favor. The motion was carried.

City of Hialeah Application Permits and Stucco Restoration and Painting Project Update

The stucco restoration and painting project has been delayed as the City of Hialeah requested two separate plans per building. The engineering company is working on printing a total of 24 plans to be submitted to the City of Hialeah.

Vehicle Decal & Towing Services

Mrs. Ruiz mentioned that the new management company will handle the decals. No changes were proposed for the towing services.

Hialeah Fire Department- Window Bar and Smoke/Carbon Detectors Requirements

The Fire Department sent notification to the association regarding the units that currently have installed a window bar. The fire department now wants one compliance letter per building indicating that these window bars are equipped with a working door release that may be activate in case of an emergency. In order to issue a letter per building as requested by the Fire Department, the association must inspect each unit with window bars and confirm that the door release mechanism is in working condition. This would present a challenge since some unit owners may not provide access for inspection. It was suggested to send an affidavit which would certify by the unit owner that the door release mechanism is in working condition. Once all unit owners that have a window bar comply with the affidavit, the association would produce a letter per building as required by the Hialeah Fire Department.

The Board discussed potential solutions, including having a licensed contractor install the required devices at non-compliant units, though it was noted that getting inside units where owners refuse entry would be difficult without an emergency situation.

The Fire Department is also requesting a letter for each building certifying that each unit is compliance with the smoke/carbon detectors inside each unit. A similar affidavit will also be sent to each unit owner to certify whether the unit is in compliance.

Other Business

Unit Foreclosures

The board approved the foreclosure of four units that have been in default on special assessments and maintenance payments for an extended period. The association's attorney handling the foreclosures requested written board approval to proceed, which was granted unanimously.

A motion was made by Mrs. Ruiz for the association's attorneys to proceed with the foreclose of these four units. The motion was seconded by Mr. Gan. All voted in favor. The motion was carried.

Worker's Compensation Insurance

The Board discussed worker's compensation insurance for a self-employed contractor, proposing a \$500 annual policy to protect the association. Mr. Justin Travis clarified that worker's compensation is required by law for employees, though they currently have a self-employed contractor. The Board decided to wait for the new management company to take over before making a decision on worker's compensation, as the management company may already provide coverage through their maintenance subcontractor.

Adjournment:

- A motion was made by Mrs. Ruiz to adjourn the meeting at 8:11 p.m. The motion was seconded by Mr. Wilson Gan Cuba. All voted in favor. The motion was carried.

Mirta Hernandez
Mirta Hernandez, Secretary

Meeting was adjourned at 8:11 p.m.
Next meeting: TBD