

A RESOLUTION OF THE BOARD OF DIRECTORS OF VILLAGE PLAZA CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION") ADOPTING A SPECIAL ASSESSMENT FOR SECTION 1 TO COVER THE SHORTFALL IN THE FUNDING OF THE TENTING OF TWO BUILDINGS FOR TERMITES, ESTABLISHING A DUE DATE FOR PAYMENT, AND ESTABLISHING METHOD FOR PAYMENT

WHEREAS, at a duly called Meeting of the Village Plaza Condominium Board of Directors on April 23, 2025, the Board of Directors determined that after more than twenty service calls over the past few years by our pest control company to treat termite infestation in two buildings in Condo Section 1 – located at 3670 and 3690 Pinecrest St.-- tenting the two buildings is the best course of action to protect the integrity of those buildings, adjacent buildings, and all Section 1 owners' property.

WHEREAS, the Board of Directors determined that the tenting work should take place between May 15 and May 17, 2025, by our pest control company of record, Pest Guard.

WHEREAS the Board of Directors must collect funds to cover the Association's Section 1 operating expenses and have determined that a special assessment must be approved to pay for these expenses since the 2024/2025 budget and quarterly fees in Condo Section 1 do not provide the necessary funds to cover the projected operating expense \$16,800.

NOW, THEREFORE, BE IT HERELY RESOLVED, by the Village Plaza Condominium Board of Directors, has decided as follows:

- 1) THAT there is hereby levied a special assessment on the 24 owners of Condo Section 1 the total sum of \$16,800 for the purpose of funding the Association's termite tenting expense.
- 2) THAT with a total of 24 units in Condo Section 1, the assessment shall be allocated among each of the condominium units, in the amount of \$700.
- 3) THAT the special assessment becomes effective on June 1, 2025, and is due as follows: to be paid in one (1) lump sum payment or over 7 months of installment payments, paid online at the Community Financials' SmartWebs portal or via check or money order mailed to the address below, and due in full no later than December 31, 2025. If a check is mailed for the payments, it should have the owner's name, address, and 7-digit account number on it and made out to Village Plaza Condo Association. It should be mailed to:

**Village Plaza Condominium Association
PO Box 26078
Miami, FL 33102-6078**

- 4) THAT, any delinquent account due to non-payment after the December 31, 2025, due date may be billed with a late fee of \$25.00 and a penalty of interest at the rate of 18% per annum, until the special assessment is paid in full.

ADOPTED by the Board of Directors this 23rd day of April 2025.


Armando Machado, President


Patricia T. Whalen, Secretary