

**Hialeah Club Villas Condominium Association, Inc.  
7900 Oak Lane, Suite 400, Miami Lakes, FL 33016**

**NOTICE OF SPECIAL ASSESSMENT MEETING  
OF BOARD OF DIRECTORS**

To all Association Members:

**PROPER NOTICE** is hereby given, in accordance with the governing documents of the Association and Florida's Condominium Act, that a Special Assessment Meeting of the Board of Directors of Hialeah Club Villas Condominium Association, Inc., will be held at the following date, time and place:

**Date:** Tuesday, August 22<sup>nd</sup>, 2023

**Time:** 7:00 PM

**Place:** My Destiny Ballroom  
1970 West 60th Street, Hialeah, FL 33012

**THE PURPOSE** of the Special Assessment Meeting of the Board of Directors is to review, the cost increase for the renewal of the association's insurance policies that expired on June 30<sup>th</sup>, 2023, and consider the adoption of a special assessment to cover the shortage generated by the insurance rate increase for this fiscal year that ends December 31<sup>st</sup>, 2023. Below, the items/amounts:

Association's Insurance Policy Renewal Shortage from July 1<sup>st</sup>, 2023, to December 31, 2023  
\$81,060.00

---

<b>Total</b>	<b>\$81,060.00</b>
--------------	--------------------

Please find attached hereto as Exhibit "A" the allocation of the Special Assessment among the unit owners based upon each unit's share of the common elements.

**AGENDA FOR SPECIAL ASSESSMENT MEETING OF  
THE BOARD OF DIRECTORS**

1. Call to Order by the President.
2. Calling of Roll.
3. Proof of Notice of the Meeting.
4. Reading and Disapproval of any unapproved minutes
5. Report of Officers and Committees
6. Unfinished Business
7. New Business
  - a. Review of the Association's Insurance Policy Renewals and cost increase for 2023.
  - b. Consideration of Proposed Special Assessment to fund the shortage for the insurance rate increase of the renewal of the association insurance policies.
8. Vote of Directors to establish that the Special Assessment will be payable in One (1) monthly installment due on the fifteen (15) day of September 2023.
9. Adjournment.

**Hialeah Club Villas Condominium Association, Inc.**

By: /s/ Rosa V. Ruiz

Rosa V. Ruiz, President

Dated this 4<sup>th</sup> day of August, 2023

## **Exhibit A**

**Grand Total of Assessment: \$81,060.00**

**Per Unit Percentage – Special Assessment Fee Schedule**  
**September 1<sup>st</sup>, 2023, to September 15<sup>th</sup>, 2023**

<b>Unit Number</b>	<b>Percentage</b>	<b>Amount</b>	<b>Unit Monthly Fee- One-time Payment</b>
All Units	100/258%	\$315.00	315.00
<b>Total(258)</b>	100%	\$81,060.00	\$81,060.00

The Special Assessment will be payable in ONE equal installment due on the 15<sup>th</sup> of September 2023.

A late fee of \$ 5.00 will be applied if the payment is not received on or before the 15<sup>th</sup> of September 2023.