

# VERSAILLES GARDENS I CONDOMINIUM ASSOCIATION, INC. Special Assessment Meeting Notice

Dear Unit Owners:

This letter will serve as notice that a Board of Director's Meeting will take place on **Monday, December 18th, 2017 at 7:40 P.M. in the pool area of the Association.**

The purpose of this meeting is for the Board of Directors to approve a special assessment in the amount of \$639,500.00 that will be used for the following projects:

1. Repairs to all elevators in order to comply with Miami Dade guidelines (\$228,000.00)
2. Installation of new fire alarm system (\$188,000.00)
3. Painting of external walls; painting of all railings; seal cracks and seal windows (\$220,000.00).
4. Installation of one video camera inside each elevator (\$3,500.00).

The Board of Directors has always communicated to you that special assessments will be passed once permits have been authorized for all pending projects. Right now the Association is working on fixing the elevator in building 9441. They hired Dynamic Elevator Control Corp. for these repairs. The structural work as required by Miami Dade County as part of the 40 year process is being done by Dade Construction Residential. We have many units with water leak problems due to the lack of maintenance from the building's structure which is why the Association is using this new special to paint.

**This new special assessment DOES NOT include repairs to the Clubhouse, hallway lights, cameras in the hallways, new tiles in hallway floors; illumination work and no pavement either.**

Once again, all special assessments will be approved as each project is finished. Once we are done with one project, we will move on to the next. The Association will not pass a special assessment for a huge amount, this current board of directors does not work that way. They believe in action and results.

This new special assessment will be payable **in four (4) monthly installments.** Your first payment is due on **January 1, 2018 and the last one on April 1, 2018.** The amount will be shown on each statement under the column called "Special Assessment". You still need to continue paying the prior special assessment as well. Both should be paid together with the maintenance amount on the first of each month.

Understand that the Association has no other alternative but to approve this new special assessment in order to move forward with these much needed projects which is for the benefit, security and the improvement of the appearance of your community.

Everyone is invited to attend this very important meeting.

Sincerely,

Your Board of Directors,  
Versailles Gardens I Condominium Association, Inc.

Dated : November 30th, 2017