



Shawn Martin <sem2000s@gmail.com>

RE: NEED VOLUNTEERS TO ASSIST WITH NEXT PHASE OF WORK IN PHASES 1, 2 AND 3 WITH UTILITIES SHUT DOWNS

Rhonda Hollander, Esq. <rhonda@hgl-law.com>

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To: Patty Sabates <psabates48@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Elizabeth P <elizabeth.palen@hotmail.com>, Kareem Chen <kcchen.80@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>

Cc: Office Support YMS <info@yourmanagementservices.com>, BLAIRE J LAPIDES <bjlapides@bellsouth.net>, Shawn Martin <sem2000s@gmail.com>, Miriam Tirado <miriam71@comcast.net>

Dear Board of Directors

I just prepared the draft contract for the Electrician. The next phase will need board participation as your manager is part time and I want to avoid problems as we have experienced some in the past with your unit owners lack of participation.

Someone or a few of you needs to step up and help with communicating with unit owners and gaining their cooperation and participation so that we don't have future problems as we did in the past.

I am sending notice to the entire board members as we need volunteers to assist with notice to the unit owners for future plumbing and electric shut downs coming up. Many owners will have issues when their electric and plumbing are shut down and although we may give them a week notice, (as we did in the past with tenting or access issues), we still had people attempt to reschedule and complain when the day comes up for the event. WE WILL NOT BE ABLE TO RESCHEDULE THIS TIME.

Please let me know who is going to volunteer to assist the management in providing notice to the unit owners. I want to give the Electrician Diana's email and your email and contact information so that they can give Diana and a board member notice of what building they are going to and what they are doing so that notice can be provided AS IT IS GOING TO BE THE ASSOCIATION'S RESPONSIBILITY TO GIVE NOTICE TO THE UNIT OWNERS and ensure compliance and avoid any damages.

If we cannot find someone to do volunteer and the manager does not provide sufficient notice then any delays will become the responsibility of the association and the Association you will have to pay for the damages resulting. I am giving the entire board the opportunity to avoid any problems and asking for your help. Now is the time to assist and respond.

I await a response from one of you so that when we finalize the contract. If you also believe that one week is not enough notice, then let me know now and tell me how much time you think is enough and I will ask for more time if that is possible.

On another note, today I am completing the notices to go out for the special assessments for those people who failed and/or refused to purchase their upper and lower windows for the December 11, 2025 special assessment hearing date so that we can complete that phase of the project. Those members who also had their sliding glass doors failed should also be getting notice from management as Diana has the failed sliding glass door notices from the Engineers and she should be sending out notice to those owners that their sliding glass doors failed and that they need to find a vendor or have Austro replace their failed sliding glass doors. Her letters will be sent in the same manner as I did for the upper and lower windows but she doesn't have to include any legalese but only advise them that their windows failed and they need to be replaced and needs to advise her who they are picking in the next few weeks to move that along.

I am trying to avoid incurring legal fees and so hopefully management will have those 15 letters out to the unit owners no later than early next week as I now have to get the Special assessment notices out in the next few days since time is of the essence to keep things moving along.

Have a nice weekend and I look forward to your anticipated cooperation and reply.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

[314 S. Federal Highway](#)

[Dania Beach, Florida 33004](#)

(954) 923-1985

Rhonda@HGL-Law.com

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