

LAGO GRANDE 3A CONDOMINIUM ASSOCIATION, INC.

Hialeah, Florida

MINUTES OF THE BOARD OF DIRECTORS MEETING

Meeting Type:	Regular Meeting of the Board of Directors (first official meeting of the Board)
Date:	September 3, 2026
Time:	8:00 p.m., concluding at 8:16 p.m.
Location:	Held via Zoom video conference and in person at 6515 W 26th Drive, Unit 11-38, Hialeah, FL 33016

Call to Order

The meeting was called to order at 8:00 p.m. by Olga Campo, Interim Treasurer, and constituted the first official meeting of the Board of Directors of Lago Grande 3A Condominium Association, Inc.

Directors Present — Roll Call and Quorum

- Nelson De Leon, President
- Lazaro Rodriguez, Vice President
- Olga Campo, Interim Treasurer

A quorum of the Board of Directors was confirmed present throughout the meeting.

Also in attendance were unit owners of the Association, participating both in person and via Zoom.

I. Officer Announcements

Treasurer Resignation and Transition. Olga Campo announced that Petrona J. Caro resigned as Treasurer of the Association, effective August 31, 2026. Olga Campo will serve as Interim Treasurer until the next scheduled election of officers, to be held in July 2027. Olga Campo further confirmed that all current Board members are duly registered with the State of Florida.

Transition of Financial Management. The Board announced its intent to transfer management of the Association's bank accounts and financial records away from Sunshine Management Services, LLC, and confirmed that sufficient reserves are currently available. Unit owners were instructed to continue remitting payments as usual during this transition.

Owner Directory. Unit owners in attendance were instructed to submit their property address, name, email address, and phone number to LagoGrande3A@gmail.com for inclusion in a new owner directory to be published on the Association's website, lagogrande3a.com.

II. Board Appointment History and Quorum Discussion

The Board discussed the history of its current composition. It was noted that former HOA President Mercedes appointed Nelson De Leon as President upon her early departure from the Board, and that Lazaro Rodriguez has served as Vice President for several years. Olga Campo was appointed to the Board by

Petrona ("Anita") J. Caro. The Board confirmed that the next regular election of officers will be held in July 2027.

Olga Campo advised that she had recently received the Association's Bylaws from legal counsel, and that the Bylaws would be shared with unit owners to clarify Board appointment procedures and quorum requirements.

III. Motions and Votes

Motion 1 — Forensic Accounting Review

Motion: To engage a Certified Public Accountant (CPA) to conduct a complete forensic accounting review of the Association's financial affairs, to include up to seven (7) years of financial records if necessary.

Moved by: Olga Campo, Interim Treasurer

Seconded by: Nelson De Leon, President

Director	Vote
Nelson De Leon, President	Yes
Lazaro Rodriguez, Vice President	Yes
Olga Campo, Interim Treasurer	Yes

Result: Motion carried 3-0.

Discussion: Questions were raised by unit owners regarding the CPA selection process and the timeline for completion of the forensic audit. Olga Campo advised that the audit would cover up to seven years of financial records if needed, and that the process is addressed further under Section IV below.

Motion 2 — Termination of Property Management and Bid Process

Motion: To terminate the Association's agreement with Sunshine Management Services, LLC within sixty (60) days; to require Sunshine Management Services, LLC to turn over all financial records and documents; and to open a competitive bidding process for a new property management company, with all bids to be reviewed by the Association's legal counsel.

Moved by: Olga Campo, Interim Treasurer

Seconded by: Nelson De Leon, President

Director	Vote
Nelson De Leon, President	Yes
Lazaro Rodriguez, Vice President	Yes
Olga Campo, Interim Treasurer	Yes

Result: Motion carried 3-0.

IV. Unit Owner Comments and Discussion

The floor was opened for questions and comments from unit owners in attendance, in accordance with unit owners' statutory right to speak on agenda items. Questions were raised regarding the Board appointment process, the timeline for the forensic audit, and the CPA vetting process.

Olga Campo advised that the CPA engagement will follow a competitive process requiring a minimum of three (3) references, with proposals and cost estimates to be posted on the Association's website for transparency. Olga Campo further advised that, in the event historical financial records for any of the preceding seven years are found to be missing, the CPA will be directed to reconstruct such records using available documentation and receipts.

Olga Campo advised that all contractor and vendor bids, including bids for property management services, will be reviewed with the Association's legal counsel and posted transparently on the Association's website.

V. Officer Vacancies

The Board announced that officer positions remain vacant and encouraged interested unit owners to contact Olga Campo to express interest in serving on the Board.

VI. Action Items

Responsible: Olga Campo, Interim Treasurer

- Load the Association's Bylaws onto the Association's website (lagogrande3a.com) and make them available to all unit owners.
- Build and maintain an owner directory on the Association's website, providing access to unit owners while respecting individual privacy preferences.
- Obtain access to the Association's bank accounts, financial statements, expenditures, budgets, and annual reports from Sunshine Management Services, LLC, and share such records with unit owners as they become available.

Responsible: Board of Directors (Olga Campo, Nelson De Leon, Lazaro Rodriguez)

- Engage a CPA firm to conduct the forensic audit approved under Motion 1, including obtaining three (3) references, reviewing proposals, and posting the audit timeline and cost estimates on the Association's website.
- Initiate termination of the Association's agreement with Sunshine Management Services, LLC within sixty (60) days; request all financial records and documents; and open a competitive bidding process for a new property management company, with bids reviewed by legal counsel and posted on the Association's website.
- Prepare and present the Association's annual budget and year-end financial reports to legal counsel and unit owners as required by law.

Responsible: Unit Owners

- Submit property address, name, email address, and phone number to LagoGrande3A@gmail.com for inclusion in the owner directory.
- Contact Olga Campo to express interest in filling vacant officer positions on the Board.

Adjournment

There being no further business, the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Olga Campo

Interim Treasurer, Lago Grande 3A Condominium Association, Inc.

These minutes are draft minutes and are subject to review and approval by the Board of Directors at its next regular meeting. Official records of the Association, including these minutes, are maintained for a minimum of seven (7) years in accordance with Chapter 718, Florida Statutes, and are available to unit owners for inspection and copying upon written request.