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Dear Fellow Unit owner,

I am running for the position of trustee. As the title implies, the position of trustee carries with it an obligation of trust owed to you the unit owners. In my view, a trustee has a duty to notify all unit owners of board spending irregularities.

As members of the association we all have the right to inspect and copy the official records of the association to make sure, without limitation, that our money is properly spent. I have done this in the past, and I will continue to do it in the future regardless of whether or not I am elected to serve as a trustee. However, I am asking for your vote so that as trustee I can notify you of any impropriety before it gets out of control as it has in the past.

Many unit owners do not have the time to review the official records, or they simply have blind faith in the board. Regrettably, in the past this has lead to an average annual loss of \$150,000 to \$250,000. The following are just a few examples of what happens when unit owners do not review the official records and the trustee does not tell them of irregularities:

2012 The association's past president, Miguel Remon, sets up a corporation in his sister's condo. unit in order to award his family a \$53,000 contract which the board had previously told us had been awarded to York Lock & Key, Inc. The company, MD Prosolutions II, Inc. was dissolved after the board paid it the \$53,000. In addition to the \$53,000, the board paid thousands more to the company and to Nils Gutierrez, Remon's nephew. The end result is that we only received half the system we would have gotten with York Lock & Key, and for much more money than we would have had to pay.

2011 The independent engineer we hired to oversee the repairs to the pool warns the board that the contractor is overcharging the association. The board responds by removing the engineer and hiring the company affiliated with a director (without notice to the owners.) The result was that we paid in excess of \$200,000 to repair the pool.

A total cost in excess of \$185,000 to repair and replace a window and door to a unit.

I can go on and on, and I have the paperwork if you would like to see it.

There is an old saying in law "Equity rewards the vigilant". It is good to trust, but you also have to be vigilant.

Juan Rodriguez