

**NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
PRESIDENTIAL CONDOMINIUM OWNERS ASSOCIATION, INC. ("Association")
AT WHICH A SPECIAL ASSESSMENT WILL BE CONSIDERED**

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and Section 718.112, Florida Statutes, that a Special Meeting of the Board of Directors of the Association will be held in the Association's Card Room located on the 2nd Floor of 401 Ocean Drive, Miami Beach, Florida 33139, on **Saturday March 8th 2014, at 11:00 a.m.**

A dial-in conference call number will be available for unit owners who can't attend this meeting in person. Please call **(559) 726-1300** and use the confirmation code **193672** if you want to dial into this meeting.

In addition to conducting the business described in the agenda provided below, the purpose of the Meeting is for the Board to consider and vote on whether to adopt a special assessment in the approximate amount of **\$12,000.00**, which special assessment proceeds shall be used for the following purposes: repair of water pumps. Please note that the Special Assessment amount listed above is merely an estimate, and as such, the actual amount of the Special Assessment adopted and the expenses incurred for the categories described above may be more or less than the amounts specified.

If adopted, the owners will have the option to pay the Special Assessment in one (1) lump sum, due on April 1, 2014. The estimated amount due per unit, choosing either option, is attached hereto as Exhibit "A".

AGENDA FOR SPECIAL MEETING

1. Call to order by President.
2. Determination of a quorum.
3. Proof of Notice.

OLD BUSINESS

4. Update to Fire Code Violation repairs
5. Outstanding maintenance fees
6. Personal Unit Code Violations

NEW BUSINESS

7. Call in Number
8. Election of New Board Officers for the 2014/2015 Year
9. Appointment of Bank Account Signers
10. Appointment of Trustee Roles and Responsibilities
11. Consideration and adoption of a Special Assessment by the Board of Directors for:
water pump repairs
12. Requirement that all construction projects contractor's licenses and proof of insurance be on file with the office.
13. Requirement that service and therapy animal's documentation be on file with the office.
14. PresidentialSouthBeach.com Website: new features, Website Admin appointment
15. Building Improvement Projects. The Board will be looking into and getting estimates for:
 - a. Remodel of Lobby
 - b. Remodel of Card Room, open up of walls
 - c. Paint Hallways
 - d. Re-Tile Hallways
16. Adjournment.

PRESIDENTIAL CONDOMINIUM OWNERS ASSOCIATION, INC.

By: _____

Dated this _____ day of _____, 2014.

Exhibit A

(Special Assessment \$12,000.00)

ONE BEDROOM	\$51.00
DELUXE STUDIO	\$50.00
STUDIO	\$47.00