

December 31, 2014

Dear Unit Owner,

At the November, 2014, special assessment and budget meeting, our board announced that a \$40,000.00 association surplus would be used by the association to pay legal bills which were over ten (10) years old. This board decision generated a lot of concern at the board meeting because had the \$40,000.00 not been used to pay for the ten year old legal fees, there would not have been any need for a special assessment or to further increase our monthly assessments.

After the meeting I did some checking up and discovered that the association's law firm is representing our board member in their individual capacity. Even worse, the association's law firm is representing board member in their breach of an important covenant of our Declaration of Condominium. Specifically, the law firm is representing board member in their purchase of multiple units at the Presidential ( See deed recorded at O.R. Book 6933, Page 327). This is in my view highly improper.

Central to our Declaration of Condominium is the concept that the Presidential is a residential building. In order to maintain the residential character of our building, our Declaration has a covenant that limits all members to owning no more than one (1) unit. Our board has chosen to ignore this covenant when it come to their purchase of multiple units at the presidential. As a result, Units are being rented on a short term, hotel like basis, in total disregard to the minimum one (1) year rental period included in our Declaration. Our building is being systematically destroyed by renters who rent units for 2 to 3 days. There is open drug use on our pool deck, drunken renters roam the hallways, used condoms litter the saunas, and parties to all hours of the night are regularly held. When I purchased at the residential I did so because it was a residential building. I will not sit idly by and allow our building to be destroyed by non resident board members who use our association as a their personal business enterprise.

As Unit owners we are entitled to have a say in the day to day operation of our building. Board decisions regarding the operation of our building are required to be made at open board of director meetings, not behind closed door. The recent board decree that the board will now be running a for profit "handyman business" where unit owners may contract with the association to, without limitation, change a light bulb in their unit for \$20.00 is improper and illegal. The Presidential is a residential condominium, not a for profit business enterprise run for the benefit of our directors.

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