NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF 1800 BISCAYNE PLAZA CONDOMINIUM ASSOCIATION, INC. ("Association") AT WHICH A SPECIAL ASSESSMENT WILL BE CONSIDERED AND ADOPTED

NOTICE IS HEREBY GIVEN in accordance with Section 718.112, Florida Statutes, and the Association's By-Laws, that a Special Meeting of the Board of Directors ("Board") will be convened on **THURSDAY, SEPTEMBER 22, 2022, at 7:00 P.M., in the 6TH FLOOR SOCIAL ROOM at 1800 BISCAYNE PLAZA CONDOMINIUM, located at 275 NE 18TH STREET, MIAMI, FLORIDA 33132 ("Meeting"). Sign-in will commence at 6:45 P.M.** Any owners who wish to attend the Special Meeting virtually should do so by using the following ZOOM link:

https://us06web.zoom.us/j/81880256026?pwd=VHdwZCtTdVFTb0IzMkJMWjVVQ1dlZz09
If prompted, please ender the following: **Meeting ID: 818 8025 6026** and **Passcode: 252511**

The purpose of the Meeting is for the Board to consider and vote on the adoption of a special assessment in the amount of **$6,254,448.00** ("Special Assessment") for the purposes more particularly described on Exhibit "A" attached hereto. The Association has secured financing from Popular Bank in order to assist the Unit Owners with the payment of the Special Assessment over an extended period of time. Specifically, Unit Owners will have the option to pay their share of the Special Assessment in full by November 1, 2022, without interest, or to pay their share of the Special Assessment in one hundred and twenty (120) consecutive months, plus interest (based upon the terms of the loan with Popular Bank), with the first installment being due on November 1, 2022, and due on the first of each month thereafter. Each Unit Owner shall be obligated to notify the Association of his/her desired payment selection on or before October 1, 2022. The total share of the Special Assessment per unit type (Unit Cost Breakdown) is set forth in Exhibit "B" attached to this Notice. Exhibit "B" provides the cost per unit if paid in full by November 1, 2022 and the cost if paid in installments with interest. Once adopted, the Special Assessment shall be deemed duly levied and owing for all units and the amount of such Special Assessment shall be disclosed to all prospective purchasers and lenders, as applicable, and included on the Association's estoppel certificates for all units.

AGENDA FOR BOARD MEETING

1. Call to order by the President.
2. Establishment of a quorum of Directors.
3. Proof of Notice of the Meeting.
4. Consideration and vote on the adoption of the proposed Special Assessment in the amount of $6,254,448.00.
5. Adjournment.

1800 BISCAYNE PLAZA CONDOMINIUM ASSOCIATION, INC.

By: Cristina Maria Lloyd

Print Name: Cristina Maria Lloyd

Title: President

Dated this 1st day of September, 2022

EXHIBIT "A"

1800 Biscayne Plaza Condominium
Special Assessment

Projects	*Residential Only* *Cost*	*Residential & Commerical* *Cost*
Stucco Repairs		$ 190,000.00
Concrete Repairs		194,500.00
Balcony repairs/post tension		12,800.00
Window/door and stormfront sealants		148,500.00
Balcony Waterproofing		75,000.00
Building Exterior Painting		370,000.00
Planter Waterproofing - Pool deck	128,328.00	-
Pool Deck Waterproofing	1,108,202.50	-
Pool & Spa Repairs	122,375.00	-
Expansion Joint	20,500.00	96,800.00
Light Pole Pedestals	19,250.00	
Mobilization & Permits	235,825.38	533,454.62
Bathroom Upgrade	15,000.00	
Electrical Vehicle stations		8,000.00
Elevator Cab Panel Touch screen Option 3	105,000.00	-
Elevator Cab Upgrade - interior walls, floors, ceilings	15,000.00	-
Equipment upgrade and major Repairs - BDA		100,000.00
Equipment upgrade and major Repairs - Cooling Towers	100,000.00	
Equipment upgrade and major Repairs - VFD Domestic Pumps	19,000.00	
Gym beautification	50,000.00	-
Hallway Upgrade - Exit Signs		10,000.00
Hallway Upgrade - Painting		100,000.00
Hallways Upgrade -flooring polish,seal and regrout		25,000.00
Lighting Hallways Fixtures replacement		75,000.00
Lighting Parking/Garage Fixtures replacement		55,000.00
Lighting Outdoors columns		7,500.00
Lighting Exterior Building		25,000.00
Lobby Upgrade		150,000.00
Package room locker installation		20,000.00
Plumbing auto shutoff valves		10,000.00
Pool Beautification	125,000.00	-
Professional Services (engineering) Concrete	42,187.50	32,812.50
Profesional Services (Architecture) Exterior ground floor	3,656.25	2,843.75
Profesional Services (Architecture, drawings, oversight)	33,750.00	26,250.00
Professional Services(construction oversight for association)	19,687.50	15,312.50
Security Cameras		35,000.00
Social Room update	130,000.00	-
Loan Closing Cost		20,000.00
Less: Reserve Cash Funding	(70,126.99)	
Coupon Fees		12,360.00
Administrative Costs		49,440.00

Project Costs before Contingency	$ 2,222,635.14	$ 2,400,573.37

EXHIBIT "A"

1800 Biscayne Plaza Condominium
Special Assessment

Projects		Residential Only *Cost*	Residential & Commerical *Cost*
Contingency	5%	111,131.76	120,028.67
	Total Project Cost	$ 2,333,766.90	$ 2,520,602.04
Contingency - Bad Debt	3%	70,013.01	75,618.06
	TOTAL SPECIAL ASSESSMENT (without Interest):	**$ 2,403,779.90**	**$ 2,596,220.10**

Total Combined no Interest $5,000,000

Estimated Interest Costs - Residential	$ 636,847.51	$ -
Estimated Interest Costs - Residential + Commercial	-	617,600.54
TOTAL SPECIAL ASSESSMENT (including estimated Interest):	**$ 3,040,627.42**	**$ 3,213,820.64**

Total Combined with Interest $6,254,448

EXHIBIT "B"

Association Name: 1800 Biscayne Plaza Condominium

Special Assessment 2,403,779.90 Residential Only / without Interest
Special Assessment 2,596,220.10 Residential & Commercial/ without Interest

Residential Only Interest:	636,847.51
Residential & Commercial Interest:	617,600.54
Installments:	120

Lump Sum Payments vs. Installment Payments

Unit	Number of Units per type	Ownership % per Unit Without Commercial	Ownership % per Unit - With Commercial	Total Ownership % per unit type Without Commercial	Total Ownership % per unit type With Commercial	Lump Sum Payment	Amount of 120 Installment Payments 10/1/22 - 9/1/32 (includes interest)	Total SA - Lump Sum Payments	Total SA - Installment Payments
201	1	0.75200%	0.67900%	0.75200%	0.67900%	35,704.88	372.40	35,704.88	44,687.64
202	1	0.38800%	0.35000%	0.38800%	0.35000%	18,413.56	192.05	18,413.56	23,046.29
203	1	0.56800%	0.51300%	0.56800%	0.51300%	26,972.20	281.31	26,972.20	33,757.95
204	1	0.34300%	0.31000%	0.34300%	0.31000%	16,293.37	169.94	16,293.37	20,392.48
205	1	0.43500%	0.39300%	0.43500%	0.39300%	20,659.71	215.48	20,659.71	25,857.33
206	1	0.62900%	0.56800%	0.62900%	0.56800%	29,866.43	311.50	29,866.43	37,380.33
207	1	0.31300%	0.28300%	0.31300%	0.28300%	14,871.26	155.10	14,871.26	18,612.56
208	1	0.31900%	0.28800%	0.31900%	0.28800%	15,145.30	157.96	15,145.30	18,955.69
209	1	0.32500%	0.29300%	0.32500%	0.29300%	15,419.33	160.82	15,419.33	19,298.82
210	1	0.33800%	0.30500%	0.33800%	0.30500%	16,043.37	167.33	16,043.37	20,079.76
301	1	0.75200%	0.67900%	0.75200%	0.67900%	35,704.88	372.40	35,704.88	44,687.64
302	1	0.38800%	0.35000%	0.38800%	0.35000%	18,413.56	192.05	18,413.56	23,046.29
303	1	0.56800%	0.51300%	0.56800%	0.51300%	26,972.20	281.31	26,972.20	33,757.95
304	1	0.34300%	0.31000%	0.34300%	0.31000%	16,293.37	169.94	16,293.37	20,392.48
305	1	0.43500%	0.39300%	0.43500%	0.39300%	20,659.71	215.48	20,659.71	25,857.33
306	1	0.62900%	0.56800%	0.62900%	0.56800%	29,866.43	311.50	29,866.43	37,380.33
307	1	0.31300%	0.28300%	0.31300%	0.28300%	14,871.26	155.10	14,871.26	18,612.56
308	1	0.31900%	0.28800%	0.31900%	0.28800%	15,145.30	157.96	15,145.30	18,955.69
309	1	0.32500%	0.29300%	0.32500%	0.29300%	15,419.33	160.82	15,419.33	19,298.82
310	1	0.33800%	0.30500%	0.33800%	0.30500%	16,043.37	167.33	16,043.37	20,079.76
401	1	0.75200%	0.67900%	0.75200%	0.67900%	35,704.88	372.40	35,704.88	44,687.64
402	1	0.38800%	0.35000%	0.38800%	0.35000%	18,413.56	192.05	18,413.56	23,046.29
403	1	0.56800%	0.51300%	0.56800%	0.51300%	26,972.20	281.31	26,972.20	33,757.95
404	1	0.34300%	0.31000%	0.34300%	0.31000%	16,293.37	169.94	16,293.37	20,392.48
405	1	0.43500%	0.39300%	0.43500%	0.39300%	20,659.71	215.48	20,659.71	25,857.33
406	1	0.35700%	0.32200%	0.35700%	0.32200%	16,941.45	176.70	16,941.45	21,203.82
407	1	0.31300%	0.28300%	0.31300%	0.28300%	14,871.26	155.10	14,871.26	18,612.56
408	1	0.31900%	0.28800%	0.31900%	0.28800%	15,145.30	157.96	15,145.30	18,955.69
409	1	0.32500%	0.29300%	0.32500%	0.29300%	15,419.33	160.82	15,419.33	19,298.82
410	1	0.33800%	0.30500%	0.33800%	0.30500%	16,043.37	167.33	16,043.37	20,079.76
501	1	0.75200%	0.67900%	0.75200%	0.67900%	35,704.88	372.40	35,704.88	44,687.64
502	1	0.38800%	0.35000%	0.38800%	0.35000%	18,413.56	192.05	18,413.56	23,046.29
503	1	0.56800%	0.51300%	0.56800%	0.51300%	26,972.20	281.31	26,972.20	33,757.95
504	1	0.34300%	0.31000%	0.34300%	0.31000%	16,293.37	169.94	16,293.37	20,392.48
505	1	0.43500%	0.39300%	0.43500%	0.39300%	20,659.71	215.48	20,659.71	25,857.33
506	1	0.35700%	0.32200%	0.35700%	0.32200%	16,941.45	176.70	16,941.45	21,203.82
507	1	0.31300%	0.28300%	0.31300%	0.28300%	14,871.26	155.10	14,871.26	18,612.56
508	1	0.31900%	0.28800%	0.31900%	0.28800%	15,145.30	157.96	15,145.30	18,955.69
509	1	0.32500%	0.29300%	0.32500%	0.29300%	15,419.33	160.82	15,419.33	19,298.82
510	1	0.33800%	0.30500%	0.33800%	0.30500%	16,043.37	167.33	16,043.37	20,079.76
603	1	0.55900%	0.50500%	0.55900%	0.50500%	26,548.17	276.89	26,548.17	33,227.18
604	1	0.38700%	0.34900%	0.38700%	0.34900%	18,363.56	191.53	18,363.56	22,983.74
605	1	0.56800%	0.51300%	0.56800%	0.51300%	26,972.20	281.31	26,972.20	33,757.95
606	1	0.40300%	0.36400%	0.40300%	0.36400%	19,137.60	199.60	19,137.60	23,952.32
607	1	0.70900%	0.64000%	0.70900%	0.64000%	33,658.73	351.06	33,658.73	42,126.78
701 to 2101	14	0.39400%	0.35600%	5.51600%	4.98400%	18,713.56	195.18	261,989.85	327,899.72
702 to 2102	14	0.56500%	0.51000%	7.91000%	7.14000%	26,822.20	279.75	375,510.84	469,982.32
703 to 2103	14	0.55900%	0.50500%	7.82600%	7.07000%	26,548.17	276.89	371,674.31	465,178.51
704 to 2104	14	0.38700%	0.34900%	5.41800%	4.88600%	18,363.56	191.53	257,089.85	321,770.36
705 to 2105	14	0.56800%	0.51300%	7.95200%	7.18200%	26,972.20	281.31	377,610.84	472,609.18
706 to 2106	14	0.40300%	0.36400%	5.64200%	5.09600%	19,137.60	199.60	267,926.37	335,330.39
707 to 2107	14	0.70900%	0.64000%	9.92600%	8.96000%	33,658.73	351.06	471,222.25	589,772.90
708 to 2108	14	0.70100%	0.63300%	9.81400%	8.86200%	33,284.69	347.15	465,985.72	583,217.86
709 to 2109	14	0.41000%	0.37000%	5.74000%	5.18000%	19,461.64	202.98	272,462.90	341,009.82
710 to 2110	14	0.58500%	0.52800%	8.19000%	7.39200%	27,770.28	289.64	388,783.90	486,594.90
PH-1	1	0.39400%	0.35600%	0.39400%	0.35600%	18,713.56	195.18	18,713.56	23,421.56
PH-2	1	0.56500%	0.51000%	0.56500%	0.51000%	26,822.20	279.75	26,822.20	33,570.31

Association Name: 1800 Biscayne Plaza Condominium

Special Assessment 2,403,779.90 Residential Only / without Interest
Special Assessment 2,596,220.10 Residential & Commercial/ without Interest

Residential Only Interest:	636,847.51
Residential & Commercial Interest:	617,600.54
Installments:	120

Lump Sum Payments vs. Installment Payments

Unit	Number of Units per type	Ownership % per Unit Without Commercial	Ownership % per Unit - With Commercial	Total Ownership % per unit type Without Commercial	Total Ownership % per unit type With Commercial	Lump Sum Payment	Amount of 120 Installment Payments 10/1/22 - 9/1/32 (includes interest)	Total SA - Lump Sum Payments	Total SA - Installment Payments
PH-3	1	0.55900%	0.50500%	0.55900%	0.50500%	26,548.17	276.89	26,548.17	33,227.19
PH-4	1	0.38700%	0.34900%	0.38700%	0.34900%	18,363.56	191.53	18,363.56	22,983.75
PH-5	1	0.56800%	0.51300%	0.56800%	0.51300%	26,972.20	281.31	26,972.20	33,757.95
PH-6	1	0.40300%	0.36400%	0.40300%	0.36400%	19,137.60	199.60	19,137.60	23,952.32
PH-7	1	1.23600%	1.11600%	1.23600%	1.11600%	58,684.66	612.07	58,684.66	73,448.68
PH-8	1	1.23000%	1.11000%	1.23000%	1.11000%	58,384.66	608.94	58,384.66	73,073.41
PH-9	1	0.41000%	0.37000%	0.41000%	0.37000%	19,461.64	202.98	19,461.64	24,357.99
PH-10	1	0.58500%	0.52800%	0.58500%	0.52800%	27,770.28	289.64	27,770.28	34,756.93
CU-1	1	0.00000%	0.60900%	0.00000%	0.60900%	15,811.10	163.10	15,811.10	19,572.45
CU-2	1	0.00000%	1.41300%	0.00000%	1.41300%	36,684.71	378.43	36,684.71	45,411.57
CU-3	1	0.00000%	1.33700%	0.00000%	1.33700%	34,711.59	358.07	34,711.59	42,969.07
CU-4	1	0.00000%	0.66200%	0.00000%	0.66200%	17,187.10	177.30	17,187.10	21,275.78
CU-5	1	0.00000%	0.70000%	0.00000%	0.70000%	18,173.66	187.47	18,173.66	22,497.03
CU-6	1	0.00000%	0.77400%	0.00000%	0.77400%	20,094.87	207.29	20,094.87	24,875.26
CU-7	1	0.00000%	0.76200%	0.00000%	0.76200%	19,783.33	204.08	19,783.33	24,489.60
CU-8	1	0.00000%	0.72900%	0.00000%	0.72900%	18,926.57	195.24	18,926.57	23,429.04
CU-9	1	0.00000%	0.76200%	0.00000%	0.76200%	19,783.33	204.08	19,783.33	24,489.60
CU-10	1	0.00000%	1.97300%	0.00000%	1.97300%	51,223.55	528.41	51,223.55	63,408.97
CU-11	1	0.0000%	0.00400%	0.00000%	0.00400%	103.98	1.07	103.98	128.84
	206			100.0%	100.0%			$ 5,000,000.00	$ 6,254,448.07