

**Eagle Nest Condominium Association, Inc.**  
**Annual Meeting**  
**Tuesday, January 6, 2026**  
**Pool Area**  
**6305 Gage Place**  
**Miami Lakes, FL 33014**

|                         |                |
|-------------------------|----------------|
| <b>Juan Llerena</b>     | <b>Absent</b>  |
| <b>Martha Castellar</b> | <b>Present</b> |
| <b>Amado Prieto</b>     | <b>Present</b> |

Also present was Kenys de la Paz, LCAM, from GRS Management, Inc., and two (2) unit owners.

The meeting was called to order by Mrs. Castellar at 7:08 PM.

The first notice of the meeting was sent via regular mail (USPS) sixty (60) days prior to the meeting. The second notice of the meeting was sent via regular mail (USPS) fourteen (14) days prior to the meeting. In addition, notice was also posted in the community 48 hours in advance of the meeting.

Roll call was taken and quorum of the Board was established.

Kenys de la Paz, LCAM, advised that three (3) unit owners sent their intent to run for the Board of Directors and their names are as follows:

1. Amado Prieto
2. Juan Llerena
3. Martha Castellar

As a result of the above, no election was required. The three (3) members are automatically elected to the Board of Directors for the 2026 term.

Motion to approve the Board members for 2026 was made by Mrs. Castellar; seconded by Mr. Prieto- all in favor.

With no further business to discuss, motion to adjourn the meeting at 7:12 PM was made by Mrs. Castellar; seconded by Mr. Prieto- all in favor.

**Organizational Meeting**

Also present was Kenys de la Paz, LCAM from GRS Management, Inc., and two (2) unit owners.

The meeting was called to order by Mrs. Castellar at 7:13 PM.

Roll call was taken and quorum of the Board was established.

The first notice of the meeting was sent via regular mail (USPS) sixty (60) days prior to the meeting. The second notice of the meeting was sent via regular mail (USPS) fourteen (14) days prior to the meeting. In addition, notice was also posted in the community 48 hours in advance of the meeting.

Motion to appoint Juan Llerena as President was made by Mrs. Castellar; seconded by Mr. Prieto- all in favor.

Motion to appoint Martha Castellar as Treasurer was made by Mr. Prieto; seconded by Mrs. Castellar- all in favor.

Motion to appoint Amado Prieto as Secretary was made by Mrs. Castellar; seconded by Mr. Prieto-all in favor.

With no further business to discuss, motion to adjourn the meeting at 7:18 PM was made by Mr. Prieto; seconded by Mrs. Castellar- all in favor.



Approved by: \_\_\_\_\_

Respectfully submitted by: GRS Management, Inc.

On behalf of the Board of Directors of Eagle Nest Condominium Association, Inc.