

Eagle Nest Condominium Association, Inc.
Amendment to 2026 Approved Budget
Tuesday, February 24, 2026
Pool Area
6305 Gage Place
Miami Lakes, FL 33014

Juan Llerena	Present
Martha Castellar	Present
Amado Prieto	Present

Also present was Kenys de la Paz, CAM, from GRS Management, Inc., and one (1) unit owner.

The meeting was called to order by Mr. Llerena at 5:35 PM.

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

Notice of the meeting was sent to all unit owners via regular mail (USPS) fourteen (14) days prior to the meeting and posted on the community bulletin boards 48 hours prior to the meeting.

Kenys de la Paz, CAM, presented the proposed amendment to the approved 2026 budget. It was explained that the amendment was necessary due to a decrease in the insurance policy premium following the renewal of the Association's insurance policy in February 2026. The Board reviewed the new insurance policy and corresponding finance agreement. A revised budget reflecting the proposed amendment was also presented, which would result in a reduction of the monthly maintenance assessment by \$90.00 per unit.

A discussion was held regarding the Association's insurance expenses and the proposed amendment to the approved 2026 budget.

Motion to approve the amendment to the approved 2026 budget as presented, beginning March 2026, was made by Mr. Llerena; seconded by Mrs. Castellar-all in favor.

With no further business to discuss, a motion to adjourn the meeting at 5:47 PM was made by Mr. Llerena; seconded by Mr. Prieto- all in favor.

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Approved by: 
Transcribed by GRS Management, Inc.
On behalf of The Board of Directors of Eagle Nest Condominium Association, Inc.