

Eagle Nest Condominium Association, Inc.
Budget Meeting
Monday, December 8, 2025
Pool Area
6305 Gage Place
Miami Lakes, FL 33014

Juan Llerena	Present
Martha Castellar	Present
Amado Prieto	Absent

Also present was Kenys de la Paz, LCAM, from GRS Management, Inc., and five (5) unit owners.

The meeting was called to order by Kenys de la Paz, LCAM, at 4:13 PM.

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

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

Kenys de la Paz, LCAM, presented the proposed 2026 budget. He explained the new requirements for the reserve and website.

A discussion was held regarding the community's expenses and the proposed 2026 budget.

Javier Diaz (Acct #1-204) explained that the community pays high maintenance fees, and it would be advisable for the Board of Directors to consider a line of credit to fund the reserve, as there are owners who will not be able to afford these high maintenance fees.

Kenys de la Paz, LCAM, explained that a credit line for the purpose of funding the reserves is allowed, however, is only valid for one (1) year as the reserve amount changes every year.

Mr. Llerena explained that he does not agree with funding the reserve through a line of credit, as this would imply, in the long run, having to pay the corresponding bank interest once those funds need to be used.

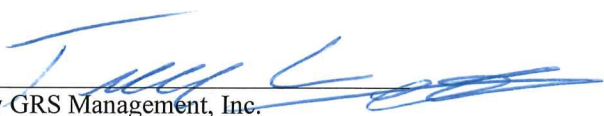
Mrs. Castellar stated that seeking lines of credit would increase expenses for homeowners long term. She advised that funding the reserve on a monthly basis provides the opportunity to reduce the number of special assessments and, therefore, ensures that when it becomes necessary to replace a common-use element, sufficient funds will be available.

A discussion was held regarding the proposed 2026 budget.

Motion to approve the 2026 budget, as presented, was made by Mr. Llerena; seconded by Mrs. Castellar.

Kenys de la Paz, LCAM, explained that a new appraisal and wind mitigation report have been completed this year, and management and the Board are working with several insurance agents to get better quotes for the renewal of insurance. He also explained that the parking lot painting is pending and quotes are currently being obtained.

With no further business to discuss, motion to adjourn the meeting at 4:52 PM was made by Mr. Llerena; seconded by Mrs. Castellar.

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