

**Re: Special Assessment Levied – Oakbridge Property Owners' Association, Inc.**

Please be advised that at the Special Assessment Meeting held on March 12, 2026, the Board of Directors approved a special assessment totaling **\$1,354,327.00** to fund the roof replacement for the villas.

Each homeowner's share of this assessment is **\$5,208.95**. You may choose one of the following payment options:

- **Pay in full, or**
- **Pay in 24 monthly installments of \$217.04 each**

The first installation is due on or before **April 1, 2026**, with the remaining 23 payments due on the **1st of each subsequent month** until the balance is paid in full.

Please note the following important details:

1. **Separate Payments Required:** Monthly maintenance fees and special assessment payments must be submitted separately. Combined payments will be returned and considered late. Payment coupons have been provided—please use them when submitting your special assessment payments.
2. **Online Payments:** If paying online, be sure to select the option designated for the special assessment, separate from your regular maintenance payment. This option will be available by April 1st.
3. **Late Fees:** Payments are due on the 1st of each month. Late payments will incur a **\$25.00 late fee plus applicable interest**. Timely payment is important to avoid additional charges or collection actions.
4. **Payment by Check:** Make checks payable to *Oakbridge Property Owners Association*. Please include "Special Assessment" and your unit number in the memo line.

We encourage you to regularly review your account by logging in at **[oakbridgehoa.com](http://oakbridgehoa.com)**.

Thank you for your attention to this matter.

**Carlos Mangual, MS, Broker Associate, LCAM, CMCA**

The MMT Professional Group

**Ph:** (305) 971-5275

**E:** [manager@themmtgrp.com](mailto:manager@themmtgrp.com)