

TABLE OF CONTENTS FOR: [... ALL ABOUT MEETINGS]

BECOME MORE KNOWLEDGEABLE ABOUT LOS PRADOS'S COMMUNITY AFFAIRS BY PERIODICALLY VISITING OUR WEBSITE'S 2 NEW OFFERINGS: 'MEETINGS LOG' AND 'Q&A LOG'.

TO HAVE ARRIVED AT THIS [... ALL ABOUT MEETINGS] DOCUMENT, YOU FIRST ENTERED LOSPRADOS.NET INTO YOUR BROWSER, THEN YOU SELECTED 'PUBLIC DOCUMENTS' IN THE UPPER LEFT CORNER OF THE SCREEN AND THEN YOU SELECTED [... ALL ABOUT MEETINGS] FROM THE DROPDOWN LIST.

SELECTING ANY SECTION# OR APPENDIX# BELOW BRINGS YOU TO ITS FIRST PAGE OF CONTENT. (A.K.A. HYPERLINK)	PAGE#	CONTENT
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SECTION-1	PAGE-2	MEETINGS TABLE
SECTION-2	PAGE-3	Q&A's
SECTION-3	PAGE-4	EXPLAINING THE 'AGENDA ➔ MINUTES' DOCUMENT
SECTION-4	PAGES 5-9	A FICTITIOUS BOARD MEETING
APPENDIX-1	PAGE-10	WHY THE 'FIXED-FREQUENCY IN-PERSON MONTHLY BOARD MEETING' WAS REPLACED BY THE 'VIRTUAL MEETING'
APPENDIX-2	PAGE-11	MEETING NOTICE REQUIREMENTS

Q&A-TYPES

1	WRITTEN
2	VERBAL

MEETING-TYPES

AM	ANNUAL MEETING	IN-PERSON ATTENDEES	TO BE ATTENDED BY 3 OR MORE BOARD MEMBERS
MM	MEMBERS MEETING	IN-PERSON ATTENDEES	TO BE ATTENDED BY 3 OR MORE BOARD MEMBERS
BM	BOARD MEETING	IN-PERSON ATTENDEES	TO BE ATTENDED BY 3 OR MORE BOARD MEMBERS
WM	WORKSHOP MEETING	IN-PERSON ATTENDEES	TO BE ATTENDED BY ONLY 1 OR 2 BOARD MEMBERS
VM	VIRTUAL MEETING	NO ATTENDEES	TO BE PREPARED BY ONLY 1 OR 2 BOARD MEMBERS

- ALL MEETING-TYPES HAVE THEIR MINUTES PUBLISHED ON THE LOSPRADOS.NET WEBSITE IN PUBLIC DOCUMENTS / 'MEETINGS LOG'.
- WHETHER BEFORE OR AFTER ANY MEETING-TYPE, ANYONE IS FREE TO SUBMIT WRITTEN Q&AS (UNRESTRICTED AS TO LENGTH OR COUNT), AS DISCUSSED IN SECTION-2 HEREIN.
- EXCEPT FOR 'WM'S, MINUTES NEED ONLY BE RECORDED FOR AGENDA LINE-ITEMS HAVING VOTES.
- A 'VM' MOST CLOSELY MIRRORS A 'NO-VOTE BOARD MEETING', EXCEPT A 'VM' HAS NO ATTENDEES.
- THE PURPOSE OF A VM' IS TO PROVIDE INFORMATION TO THE ENTIRE COMMUNITY.
- A 'VM' IS ONLY ALLOWED TO HAVE 1 OR 2 BOARD MEMBERS TO CREATE THE AGENDA, EXHIBIT(S) AND MINUTES, WHEREAS A 'BM' MUST HAVE 3 OR MORE BOARD MEMBERS IN ATTENDANCE.
- AM/MM/BM/WM ALLOWS Q&AS ON AGENDA TOPICS; NOT VM BECAUSE NO ATTENDEES.

SECTION-1: MEETINGS TABLE

2 CATEGORIES ENCOMPASSING 5 MEETING-TYPES

DEF: BOARD-QUORUM = MORE THAN 2 OF THE 5 BOARD MEMBERS

MEETINGS THAT ARE HELD IN-PERSON (ALLOW VERBAL Q&A's)

WITH 3 OR MORE (LIVE OR REMOTE) BOARD MEMBERS REQUIRED TO BE PRESENT.

#	ABBRV	MTNG-TYPE	REQUD NOTICE	MBR QUORUM	PURPOSE
1	AM	ANNUAL	NOT < 60-DAYS	53-MEMBERS	TO TALLY ELECTION VOTE(S), ETC.
2	MM	MEMBERS	NOT < 14-DAYS	53-MEMBERS	TO TALLY MBR & POSSIBLE BOD VOTE(S)
3	BM	BOARD	NOT < 48-HRS	0-MEMBERS	TO CONDUCT BOD-BUSINESS – VOTES?

WITH < 3 (LIVE OR REMOTE) BOARD MEMBERS ALLOWED TO BE PRESENT ... IF MORE THAN 2 BOARD MEMBERS, THE MEETING WOULD BE LABELED A 'BOARD' MEETING.

#	ABBRV	MTNG-TYPE	REQUD NOTICE	QUORUMS	PURPOSE
4	WM	WORKSHOP	NOT < 72-HRS	NONE REQUIRED	TO HAVE DISCUSSIONS, SEMINAR(S), ETC.

MEETINGS THAT ARE NOT HELD IN-PERSON (ONLY ALLOW WRITTEN Q&A's)

ALTHOUGH A VIRTUAL MEETING HAS NO ATTENDEES, SO AS NOT TO BE LABELED A BOARD MEETING, LESS THAN 3 BOARD MEMBERS ARE ALLOWED TO COLLECTIVELY-PREPARE THE VIRTUAL MEETING.

#	ABBRV	MTNG-TYPE	REQUD NOTICE	QUORUMS	PURPOSE
5	VM	VIRTUAL	NO NOTICE	NONE REQUIRED	TO CURATE/POST LP ACTIVITIES IN 'MEETING LOG'
A 'VIRTUAL MEETING' (VM) SIMULATES A 'BOARD MEETING', EXCEPT IT HAS NO NOTICE (BECAUSE IT'S FOR DISPENSING COMMUNITY INFORMATION AS NEEDED), NO ATTENDEES (BECAUSE IT'S MERELY A WEBSITE-POSTED AGENDA & EXHIBITS), NO VOTES (BECAUSE THERE'S NO BOD QUORUM) AND NO Q&A'S (BECAUSE THERE ARE NO ATTENDEES).					

1. ANNUAL MEETING:

- A. AN ASSOCIATION IS MANDATED BY STATUTE TO HAVE ONE MEETING PER CALENDAR-YEAR – THE IN-PERSON 'ANNUAL MEETING'.
- B. AN ANNUAL MEETING IS COMPRISED OF 2 BACK-TO-BACK MEETINGS:
 - MEETING-1: TALLYING OF ELECTION BALLOTS AND/OR MEMBER-VOTES.
IF NEITHER TALLY EXISTS, MEETING-1 IS HELD ANYWAY TO STATE AS MUCH.
 - MEETING-2: IS A 'BOARD MEETING' - AT A MINIMUM, BOD POSITIONS ARE VOTED.

2. MEETINGS LOG.

- A. REGARDLESS OF THE MEETING-TYPE, EVERY MEETING'S MINUTES IS POSTED IN THE MEETINGS LOG.
- B. TO ACCESS THE MEETINGS LOG, ENTER LOSPRADOS.NET INTO YOUR BROWSER AND SELECT 'PUBLIC DOCUMENTS'; THEN SELECT 'MEETINGS LOG' FROM THE DROPDOWN.

SECTION-2: Q&A's

SOME HAVE ASKED:

- A. "WHY IS AN IN-PERSON MEETING'S VERBAL-QUESTION LIMITED TO 3-MINUTES ON EACH AGENDA TOPIC?" AND
- B. "IS A WRITTEN-QUESTION SUPERIOR TO A VERBAL- QUESTION?" AS YOU'LL SEE, THE RESPONSE TO THIS COMPOUND QUESTION WILL LEAD US TO MANY OFF-SHOOT REALITIES AND CONSIDERATIONS.

A GOOD PLACE TO START IS TO LOOK AT THE MATH:

- A. LET'S SAY AN ATTENDEE ASKS A 3-MINUTE QUESTION ON EACH OF 3 AGENDA TOPICS. AND A BOARD MEMBER TAKES 3-MINUTES TO ANSWER EACH ONE ... THAT'S 18-MINUTES FOR JUST THAT ONE ATTENDEE-BOARD INTERACTION (3-QUESTIONS X 3-MIN + 3-ANSWERS X 3-MIN).
- B. LET'S SAY THAT 5 ATTENDEES ENGAGE IN THE SAME DEPTH OF QUESTIONING – 3 QUESTIONS AT 3-MIN EACH. ALL THE Q&A EXCHANGES ADD 90-MINUTES TO THE MEETING'S OVERALL DURATION ... TOTAL DURATION = MEETING ITSELF + (5-ATTENDEES X 18-MINUTES-EACH).
- C. SUCH AN EXCESSIVELY LONG MEETING WOULD PROBABLY CAUSE SOME TO LEAVE BEFORE THE Q&A PERIOD ENDS AND MAYBE DISCOURAGE THEIR FUTURE ATTENDANCE ... EACH 'LEAVING PERSON' DIMINISHES THE # OF PEOPLE HAVING BEEN PRIVY TO ALL THE Q&A EXCHANGES.

WHEREAS:

- A. A WRITTEN-QUESTION (UNLIKE A VERBAL) CAN BE AGENDA-INDEPENDENT ON ANY TOPIC,
- B. A WRITTEN-QUESTION CAN BE AS EXPANSIVE AS NEEDED (NO 3-MINUTE LIMITATION),
- C. WRITTEN-QUESTIONS ARE UNLIMITED AS TO THE SUBMISSION-FREQUENCY AND
- D. WRITTEN-QUESTIONS & THEIR ANSWERS REACH ALL OWNERS BECAUSE THE PAIRED Q&AS RESIDE ON THE LOS PRADOS WEBSITE FOR EASY MEMBER-ACCESS (NO LOGIN).

FURTHER:

- A. SOME OWNERS HAVE ADOPTED A MINDSET OF ASKING ONLY VERBAL-QUESTIONS RATHER THAN WRITTEN-QUESTIONS. SUCH A PRACTICE IS VERY LIMITING FOR THE ABOVE REASONS. CONSIDER THE CASE WHERE SUCH A PERSON THINKS OF A FOLLOW-UP QUESTION AFTER THEIR IN-PERSON EXCHANGE. IF THEY FOLLOW THE COMMON MINDSET, THEY'LL WAIT UNTIL THE NEXT MEETING TO COMPLETE THE QUESTION'S THOUGHT-PROCESS. WORSE, WHAT IF THE SUBJECT IS NOT ON THAT NEXT MEETING'S AGENDA ... ALL OF WHICH MAKES NO SENSE!
- B. THEREFORE, WE STRONGLY RECOMMEND THAT YOU GET IN THE HABIT OF PUTTING YOUR QUESTION(S) IN WRITING;
[SEE PUBLIC DOCUMENTS / ... ALL ABOUT Q&A's / SECTION-2: HOW TO SUBMIT A QUESTION](#)
- C. ADDITIONALLY, THE WRITTEN-QUESTION HELPS THE 'GREATER GOOD' BECAUSE THE Q&A IS POSTED ON THE WEBSITE FOR ALL TO SEE RATHER THAN ONLY BEING HEARD BY THE COMPARATIVELY FEW MEETING ATTENDEES ... THEREBY ADDITIONALLY SATISFYING THE ISSUE ABOUT "PEOPLE IN THE BACK" NOT HAVING HEARD ALL OF THE QUESTION OR ANSWER.
- D. BEFORE ASKING A QUESTION IN-WRITING OR IN-PERSON, WE SUGGEST YOU FIRST ACCESS THE 'Q&A LOG' BECAUSE YOUR QUESTION MAY HAVE ALREADY BEEN ASKED AND ANSWERED!

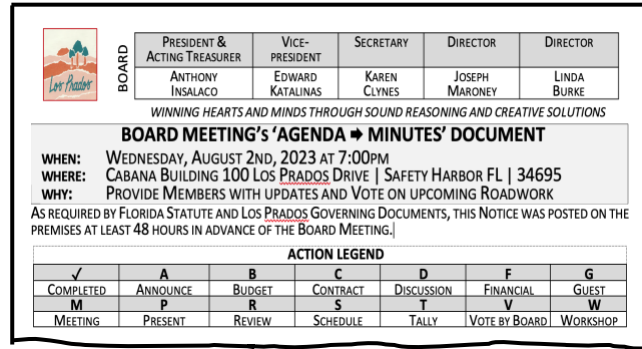
SOME WHO HAVE PREMATURELY LEFT A PARTICULAR MEETING SHARED THAT THEY DID SO BECAUSE THEY FOUND THE MEETING'S ACRIMONY, CONTENTION, OVERTALKING AND RANCOR TO BE INTOLERABLE AND THAT THEY MAY NOT RETURN TO MEETING-ATTENDANCE ANY TIME SOON!

THE BOARD BELIEVES THAT THE 'MEETINGS LOG' AND 'Q&AS LOG' WILL GO A LONG WAY IN BRINGING CLARITY TO COMMUNITY AFFAIRS AND CONTRIBUTING TO THE 'QUIET ENJOYMENT' WE ALL EXPECT AND DESERVE – EVEN AT MEETINGS! IN FACT, Q&AS CAN BE A COMMUNITY'S LIFEBLOOD WHEN THEY'RE ALLOWED TO FLOURISH IN MUTUALLY RESPECTFUL SURROUNDINGS.

SECTION-3: EXPLAINING THE 'AGENDA → MINUTES' DOCUMENT

THE TOP OF THIS 'AGENDA → MINUTES' DOCUMENT WAS REDUCED IN SIZE BECAUSE DOING SO:

- A. ALLOWED THE ENTIRE PAGE'S ORIGINAL CONTENT TO FIT ONTO THIS SINGLE PAGE AND
- B. WAS ALSO VIEWED AS NOT BEING CRITICAL TO EXPLAINING THE PAGE'S DUAL PURPOSE.



1. THE DATA-BOXES TO THE RIGHT-SIDE OF THE DOCUMENT'S VERTICAL DOTTED ARROW ARE EMPTY. AS THE MEETING PROCEEDS, THOSE DATA-BOXES ARE FILLED-IN AS APPROPRIATE. FOR EXAMPLE, IF A LINE-ITEM IS VOTABLE, - DEPENDING ON HOW THEY VOTED, A RED "Y" OR "N" IS ENTERED UNDER A BOARD MEMBER'S INITIALS TO INDICATE A NEW ENTRY.
2. LEGAL PROTOCOL DICTATES THAT MINUTES BE CREATED FOR ANY MEETING, BUT ONLY FOR AGENDA LINE-ITEMS INVOLVING A VOTE. THEREFORE, THE 'AGENDA → MINUTES' DOCUMENT IS DESIGNED SO THE AGENDA MORPHS INTO ITS ASSOCIATED MINUTES AS RED-FONT DATA-ENTRIES ARE ADDED DURING THE MEETING.

AS PER [HTTPS://JURASSICPARLIAMENT.COM/REPORTS-IN-ROBERTS-RULES/](https://jurassicparliament.com/reports-in-roberts-rules/) HENCEFORTH, A BOD SHALL NOT VOTE TO ACCEPT, ADOPT, APPROVE OR RECEIVE REPORTS (I.E. A TREASURER'S REPORT). OUR ASSOCIATION ATTORNEY COMMENTED: "I AGREE WITH THAT. IT'S COMMON PRACTICE FOR THE OFFICERS TO JUST GIVE THEIR REPORTS."

'RED' FONT IS THE DATA THAT WAS FILLED-IN AS THE MEETING PROCEEDED.

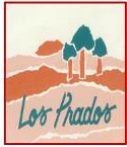
AN 'EXHIBIT' IS ONE OR MORE DOCUMENTS ASSOCIATED WITH A LINE-ITEM. THESE ARE THE PAGES WHERE THE EXHIBITS CAN BE FOUND.

AS DATA IS ENTERED TO THE RIGHT OF THE VERTICAL DOTTED-ARROW, A MEETING'S 'AGENDA' MORPHS INTO ITS ASSOCIATED 'MEETING MINUTES'.

ORDER OF BUSINESS (LINE ITEMS)				ACTION		BOARD INITIALS				
1	CALL TO ORDER			TIME:	7:00P	AI	EK	KC	JM	LB
2		EXHIBIT PAGES	RECORD THE BOARD MEMBERS P = PRESENT: IN-PERSON R = PRESENT: REMOTELY N = NOT PRESENT	CODE	M 2 T N N D	P	P	P	R	P
3	TREASURER'S REPORT	E6	TREASURER'S REPORT	P	I	LINE-ITEM HAS NO VOTE				
4	DELINQUENCY REPORT	E7	DELINQUENCY REPORT	P	I	LINE-ITEM HAS NO VOTE				
5	UPCOMING ROADWORK	E8- E9	REPAIR SEALING STRIPING AUG 31 ST , SEPTEMBER 6 TH -7 TH AND SEPTEMBER 13 TH -14 TH	A	AI LB	Q&A'S BEFORE VOTE				
						Y	Y	Y	Y	Y
6	TREE WORK STATUS	NO EXHIBIT	3 FULL DAYS + AUG 3 RD @ 1.5 HRS.	P	I	LINE-ITEM HAS NO VOTE				
7	MEETING ADJOURNMENT			C	AI KC	Y	Y	Y	Y	Y
				TIME:	8:15P	AI	EK	KC	JM	LB

EACH Q&A MUST: (1) REFERENCE AN EXISTING AGENDA TOPIC, (2) NOT EXCEED 3-MINUTES FOR THE 'QUESTION' NOR 3-MINUTES FOR THE 'ANSWER' AND (3) FALL INTO ONE OF TWO CATEGORIES:

1. **Q&A IS RELEVANT TO A VOTABLE LINE-ITEM AND MINUTES ARE RECORDED ON THAT LINE-ITEM.** SUCH Q&A'S WILL BE ASKED AND ANSWERED **BEFORE** THE LINE-ITEM VOTE IS TAKEN BECAUSE THE Q&A'S MAY TEASE-OUT INFORMATION THAT COULD BE RELEVANT TO HOW BOARD MEMBERS VOTE ON THE ITEM.
2. **Q&A IS NOT RELEVANT TO A VOTABLE LINE-ITEM AND NO MINUTES ARE RECORDED ON THAT LINE-ITEM.** AS EXPLAINED ON THE PREVIOUS PAGE, TO PREVENT A BOARD MEETING'S DURATION FROM EXPANDING BEYOND REASONABILITY DUE TO UNLIMITED Q&A'S DURING THE BOARD MEETING ITSELF, AFTER THE MEETING-ADJOURNMENT, LESS THAN A BOARD MEMBER QUORUM SHALL REMAIN ON PREMISES TO RESPOND TO THIS CATEGORY OF 3-MINUTE Q&A'S.



BOARD

PRESIDENT & ACTING TREASURER	VICE-PRESIDENT	SECRETARY	DIRECTOR	DIRECTOR
ANTHONY INSALACO	EDWARD KATALINAS	KAREN CLYNES	JOSEPH MARONEY	LINDA BURKE

WINNING HEARTS AND MINDS THROUGH SOUND REASONING AND CREATIVE SOLUTIONS

BOARD MEETING'S 'AGENDA → MINUTES' DOCUMENT

WHEN: WEDNESDAY, AUGUST 2ND, 2023 AT 7:00PM
WHERE: CABANA BUILDING 100 LOS PRADOS DRIVE | SAFETY HARBOR FL | 34695
WHY: PROVIDE MEMBERS WITH UPDATES AND VOTE ON UPCOMING ROADWORK

AS REQUIRED BY FLORIDA STATUTE AND LOS PRADOS GOVERNING DOCUMENTS, THIS NOTICE WAS POSTED ON THE PREMISES AT LEAST 48 HOURS IN ADVANCE OF THE BOARD MEETING.

ACTION LEGEND

✓	A	B	C	D	F	G
COMPLETED	ANNOUNCE	BUDGET	CONTRACT	DISCUSSION	FINANCIAL	GUEST
M	P	R	S	T	V	W
MEETING	PRESENT	REVIEW	SCHEDULE	TALLY	VOTE BY BOARD	WORKSHOP

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**TREASURER'S REPORT
FOR MONTH-ENDING JUNE, 2023**



Balance Sheet - Operating
Los Prados Condominium Association, Inc
End Date: 06/30/2023

Date:	7/21/2023
Time:	3:36 pm
Page:	1

ASSETS

OPERATING CASH

00101	Popular Bank Operating 1650	\$18,617.38
00116	Popular Bank Insurance 1668	0.51
00196	Spec Assess Invested in RSV - Storm Damage	500.00

TOTAL OPERATING CASH \$19,117.89

RESERVE ACCOUNT

00201	Popular Bank RSV 1676	95,603.04
00210	Popular Bank Reserve ICS 6768	421,794.91
00296	Spec Assess Invested in RSV - Storm Damage	(500.00)

TOTAL RESERVE ACCOUNT \$516,897.95

OTHER ASSETS

00310	Accounts Receivables	1,910.00
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TOTAL OTHER ASSETS \$1,910.00

TOTAL ASSETS

TOTAL ASSETS

\$537,925.84

LIABILITIES

RESTRICTED RESERVE FUND

00520	Restricted Roof Replace	223,029.76
00535	Carports	1,488.00

TOTAL RESTRICTED RESERVE FUND \$224,517.76

POOLED RESERVE FUND

00535	Carport Reserve	64,856.82
00557	Insurance	127,491.82
00560	Painting	22,103.99
00590	As-Needed Services	8,011.09
00591	Special Projects	69,916.47

TOTAL POOLED RESERVE FUND \$292,380.19

TOTAL RESERVE FUNDS \$516,897.95

OTHER LIABILITIES

00620	Prepaid Fees	20,335.05
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TOTAL OTHER LIABILITIES \$20,335.05

SPECIAL ASSESSMENT

00789	Spec Assess 2018 Storm Damage	500.00
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TOTAL SPECIAL ASSESSMENT \$500.00

FUND BALANCES

00900	Prior Years Fund	507.47
00910	Current Year Fund	(314.63)

TOTAL FUND BALANCES \$192.84

TOTAL RESERVE AND FUND BALANCES \$537,925.84

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**DELINQUENCY REPORT
FOR MONTH-ENDING JUNE, 2023**



Homeowner Aging Report Excluding Prepaid
Los Prados Condominium Association, Inc
End Date: 06/30/2023

Date: 7/21/2023
Time: 3:36 pm
Page: 1

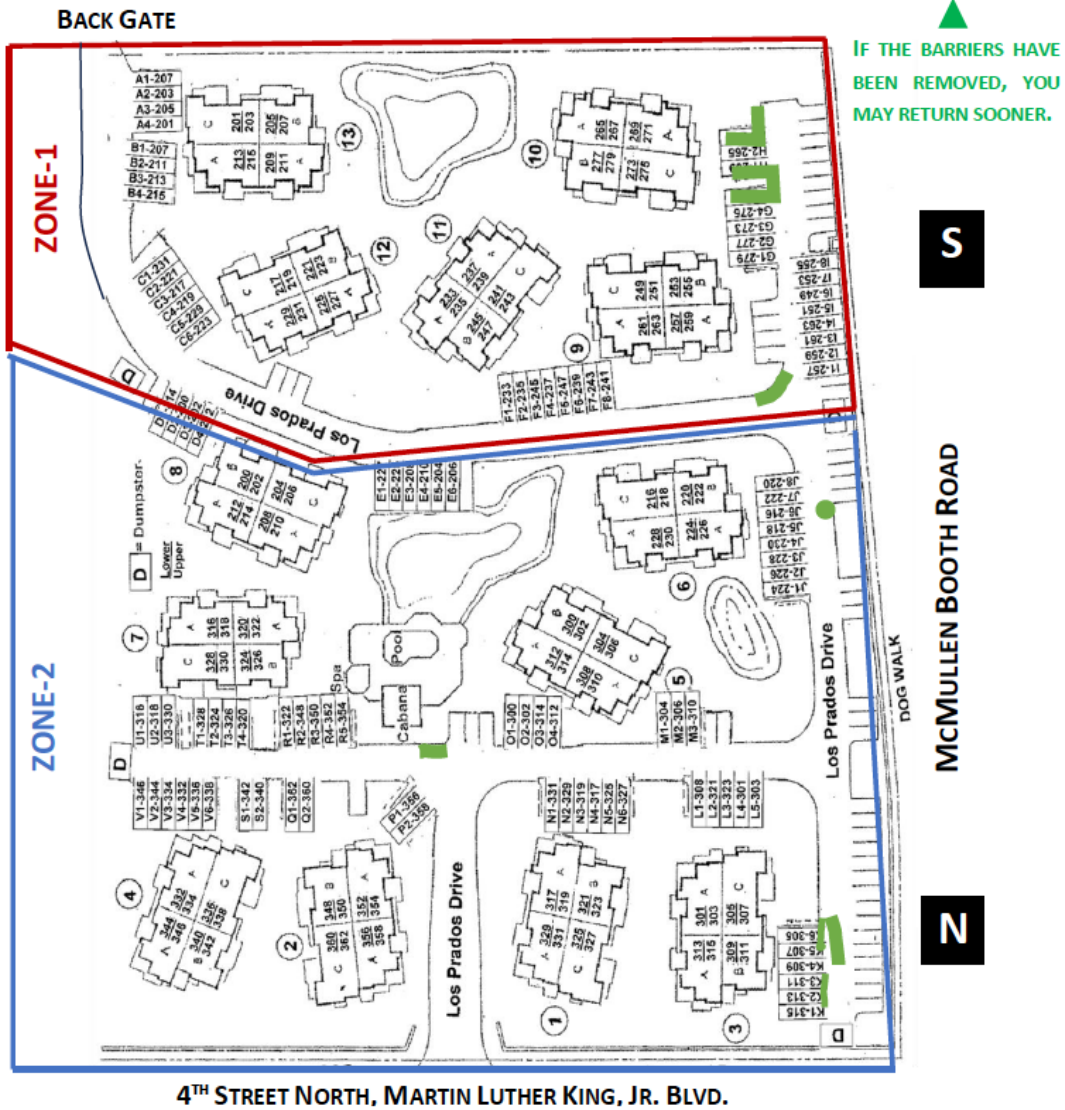
Description	Current	Over 30	Over 60	Over 90	Balance	
NAMES BLOCKED FOR PRIVACY REASONS					Last Payment: \$500.00 on 06/02/2023	
					Collection Status: Reminder	
		\$81.00	\$0.00	\$0.00	\$0.00	\$81.00
	Total:	\$81.00	\$0.00	\$0.00	\$0.00	\$81.00
						Last Payment: \$500.00 on 06/15/2023
						Collection Status: Reminder
		\$6.00	\$0.00	\$0.00	\$0.00	\$6.00
	Total:	\$6.00	\$0.00	\$0.00	\$0.00	\$6.00
						Last Payment: \$581.00 on 06/01/2023
						Collection Status: Reminder
	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	
	\$581.00	\$25.00	\$0.00	\$0.00	\$606.00	
Total:	\$606.00	\$25.00	\$0.00	\$0.00	\$631.00	
					Last Payment: \$581.00 on 05/10/2023	
					Collection Status: Reminder	
	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	
	\$581.00	\$0.00	\$0.00	\$0.00	\$581.00	
Total:	\$606.00	\$0.00	\$0.00	\$0.00	\$606.00	
					Last Payment: \$500.00 on 06/01/2023	
					Collection Status: Reminder	
	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	
	\$561.00	\$0.00	\$0.00	\$0.00	\$561.00	
Total:	\$586.00	\$0.00	\$0.00	\$0.00	\$586.00	
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total	
Los Prados Condominium Association, Inc	\$1,885.00	\$25.00	\$0.00	\$0.00	\$1,910.00	

Description	Total
Maintenance Fee (Delinquent Fee) 2023	\$75.00
Maintenance Fee 2023	\$1,835.00
AR Total:	\$1,910.00

VALUES IN THE 'CURRENT -COLUMN' ARE NOT VIEWED AS BEING DELINQUENT. THEREFORE, THE TOTAL ACCOUNTS RECEIVABLES = \$25 (1 OWNER'S LATE FEE).

... CONTINUED FROM THE PREVIOUS PAGE

THE LOS PRADOS 'ROAD PROJECT' OF REPAIRING/SEALING/STRIPING'					
2 OFF-PROPERTY PARKING LOCATIONS: FOLLY FARM (CLOSES 6PM) AND HARBOR OAKS (ACROSS MLK)					
ZONE	DAY	DATE	PURPOSE	LEAVE-BY TIME	RETURN TIME
1&2	WED	AUG 31ST	WEATHER-PERMITTING, 8 GREEN AREAS ON THE MAP WILL BE REPAIRED. AFFECTED VEHICLES NEED NOT LEAVE THE PROPERTY AND INSTEAD MAY PARK IN PUBLIC PARKING.		
1	WED	SEP 6TH	SEALING	7:30AM	5:15PM
1	THU	SEP 7TH	STRIPING	7:30AM	5:15PM
2	WED	SEP 13TH	SEALING	7:30AM	5:15PM
2	THU	SEP 14TH	STRIPING	7:30AM	5:15PM



4TH STREET NORTH, MARTIN LUTHER KING, JR. BLVD.

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ALL-PHASE'S STIPULATIONS

- THE SPRINKLERS MUST BE TURNED OFF AT YOUR PROPERTY 24 HOURS PRIOR TO COMMENCEMENT OF THE ASPHALT WORK AND REMAIN OFF UNTIL COMPLETION OF CONTRACTED WORK. PREPARATION OF WET SURFACES MAY RESULT IN ADDITIONAL CHARGES.
- ALL VEHICLES MUST BE MOVED FROM THE AREAS WHERE PAVEMENT WORK IS SCHEDULED BY 7:30AM EACH OF THE SCHEDULED DAYS.
- VEHICLES MAY RETURN TO THE LOT WHEN THE AREA IS OPEN WHICH WILL BE ON AFTER STRIPING IS COMPLETE. PLEASE DO NOT REMOVE THE BARRICADES OR ANY OTHER MEANS OF CORDONING-OFF THE AREA DURING WORK PROGRESS.
- ALL-PHASE PAVING CANNOT BE HELD RESPONSIBLE FOR TENANTS OR GUESTS WALKING OR DRIVING THROUGH AND TRACKING THE WET PAINT AND/OR TACK ON SIDEWALKS OR INTO THE ESTABLISHMENTS.
- ALL PHASE PAVING & SEALING CANNOT BE RESPONSIBLE FOR DAMAGE TO CARS PARKED WITHIN 40-FOOT RADIUS OF BARRICADED AREA.
- UNFORTUNATELY, ANY VEHICLE REMAINING IN THE LOT AFTER 7:30 AM WILL BE TOWED AT THE OWNER'S EXPENSE. WE BELIEVE WITH EVERYONE'S COOPERATION; THIS WILL NOT BE NECESSARY.

THANK YOU FOR YOUR COOPERATION IN THIS MATTER.

SUBJECT TO WEATHER CONDITIONS, WE WILL COMPLETE THE CONTRACTED WORK ASAP.

*ALL SCHEDULES ARE SUBJECT TO CHANGE.

APPENDIX-1

WHY THE ‘FIXED-FREQUENCY IN-PERSON MONTHLY BOARD MEETING’ WAS REPLACED BY THE ‘VIRTUAL MEETING’

AS PER FL. STATUTE, A STANDARD ‘BOARD MEETING’ (TYPE-3 IN PAGE-2’S ‘MEETINGS TABLE’ HAS A ‘NOT < 48-HOUR NOTICE’. HOWEVER, SOME OWNERS HAD POINTED-OUT THAT THEIR PERSONAL SCHEDULES ARE SET WAY IN ADVANCE OF A BOARD MEETING AND THE CASE OF ONLY A 48-HOUR NOTICE OF AN IMPENDING BOARD MEETING IS DISRUPTIVE – CAUSING THEM AS A RESULT TO PERHAPS EVEN MISS SUCH A BOARD MEETING. THEY INSTEAD SUGGESTED A ‘FIXED-FREQUENCY IN-PERSON MONTHLY BOARD MEETING’.

AT THE MAY 25TH 2023 BOARD MEETING, THE BOARD AGREED TO GIVE THE IDEA A TRY AND THE FREQUENCY OF THE 2ND THURSDAY OF EACH MONTH WAS CHOSEN (BECAUSE OF OUR PROPERTY MANAGER’S AVAILABILITY).

HOWEVER, AFTER ONLY TWO ‘FIXED-FREQUENCY IN-PERSON MONTHLY MEETINGS’, THE BOARD HAD AN “AHA MOMENT” – LEADING TO THE CONCLUSION THAT BOARD MEETINGS COULD BE GREATLY IMPROVED WITH A NEW WAY OF VIEWING/DEFINING ‘MEETINGS’ AND ‘Q&AS’.

SO MUCH SO THAT EFFECTIVE AS OF AUGUST 2, 2023:

- A. FOR THE REASONS STATED IN THIS SECTION, THE ‘FIXED-FREQUENCY IN-PERSON MONTHLY BOARD MEETING’ CURRENTLY HELD ON THE 2ND THURSDAY OF EACH MONTH WILL BE REPLACED BY THE ‘VIRTUAL MEETING’ - THEREBY STILL KEEPING MEMBERS UPDATED ON COMMUNITY AFFAIRS.
- B. BOD WILL MAINTAIN AND ENCOURAGE THE USE OF THE ‘Q&AS LOG’ ON LOSPRADOS.NET WEBSITE THAT’S AVAILABLE TO ALL OWNERS.
- C. FOR MEETING TYPE-3 (BOARD MEETING) BOD WILL MAKE A CONCERTED EFFORT TO PROVIDE MORE THAN THE REQUIRED 48-HOURS NOTICE.

PLEASE GO TO [LOSPRADOS.NET / PUBLIC DOCUMENTS / ‘MEETINGS LOG’](https://www.losprados.net/public-documents) TO SEE THE AUGUST 2ND, 2023 ‘VIRTUAL MEETING’ THAT SERVED THE SAME PURPOSE OF WHAT WOULD HAVE BEEN A ‘FIXED-FREQUENCY IN-PERSON MONTHLY MEETING’, EXCEPT THE VIRTUAL MEETING HAS THE POTENTIAL OF REACHING ALL LOS PRADOS OWNERS VIA THE LOSPRADOS.NET WEBSITE.

**APPENDIX-2
MEETING NOTICE REQUIREMENTS**

Type of Meeting	Condo
<i>Board Meeting</i>	48 hours posted with agenda
<i>Budget Meeting</i>	14 days mailed (along with a copy of the proposed budget) and posted, unless documents require a longer time period
<i>Board Meeting To Levy An Assessment</i>	14 days mailed and posted - Notice must also include a statement that assessments will be considered and provide the nature, estimated cost, and description of the purposes for the assessments
<i>Board Meeting To Establish Insurance Deductible</i>	14 days mailed and posted
<i>Board Meeting To Adopt Rules Regarding Unit or Parcel Use</i>	14 days mailed and posted
<i>Annual Meeting</i>	60 days for first notice; 14 days for second notice, mailed, delivered or electronically transmitted and posted
<i>Member Meeting (other than Annual Meeting)</i>	Pursuant to bylaws (usually at least 14 days mailed, delivered or electronically transmitted)
<i>Meetings with the Association Attorney</i>	Must be noticed 48 hours in advance, but are not open to unit owners when the Association's attorney is present and the meeting is held for the purpose of seeking or rendering legal advice with respect to proposed or pending litigation.
<i>Meetings Regarding Personnel Matters (Board only)</i>	Must be noticed 48 hours in advance, but are not required to be open to unit owners when the meeting is held for the purpose of discussing personnel matters