

- to force them to replace their windows and remove the shutters:

Association, a Condominium, appoints the (CHECK ONE)  
 ( ) Secretary of the Association, on behalf of the Board of Directors, or  
 (X) Walter Hartzel if you check it, write in the name of your proxy) as my proxy holder to attend the meeting of the members of the Citizens Tenants Association, a Condominium, to be held on October 26, 2021, at 6:00 p.m. via Video Conferencing.

**GENERAL POWERS:** By signing this proxy, your proxyholder authorization has general powers to vote on either that might come up at the meeting for which a limited proxy is not required (i.e., automatically, perforce). You can choose not to grant such general powers by checking the box below.

☐ Do not grant general powers to my proxyholder.

**LIMITED POWERS:** SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Amendment 1: Do you approve the amendment to the Declaration concerning maintenance and mandating impact insurance protection for all windows and doors in units in accordance with the language in the proposed amendment?  
 YES, I approve the amendment. ☒ No, I am against the amendment.

2. Amendment 2: Do you approve the amendment to the Declaration mandating all unit owners to maintain insurance in accordance with the language in the proposed amendment?  
 YES, I approve the amendment. ☒ No, I am against the amendment.

Date: 1/28 2023

SIGNATURE OF OWNER/DESIGNATED VOTER  
Walter Hartzel  
 PRINT NAME

"I declare on check either (a) or (b) is checked, failure to write in the name of the proxy), is an appointment of the Secretary of the Association as my proxy holder.

**DO NOT COMPLETE THIS SECTION.** This section is only to be filled in by the proxy holder if they wish to appoint a substitute proxy holder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Date: \_\_\_\_\_ 2023 PROXY HOLDER \_\_\_\_\_

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LATER ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THIS ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

to force them to replace their windows and remove the shutters:

3. Upon assessing all the balconies in the building, the following table list the current state of apartments with or without exterior shutters with structural damage. All exterior shutters must be removed at some point to mitigate structural damage, water wall intrusion / mold mildew. The removal may take place on or before painting starts, by the painter or by the hurricane impact window installations contractor.

Happy Tuesday!!

1. The HOA passed a resolution in 2023, that all unit must upgrade their windows to

b. The major impact was

To: Robert Tercero robert@tridentmiami.com, Therese Elkins therese@tridentmiami.com

---

Dear Residents and Homeowners:

**Exterior Painting (January /February 2025)**

1. The exterior of 720 Collins will be painted
2. You will be notified of the exact start date

- Structure Damage Repairs (Balconies, Wall Water intrusion, Mold/Mildew)**
1. In 4 apartments, the HOA discovered structural damage to the balconies, wall water intrusion and mold/mildew as a result of the exterior shutters.

2. The balconies and exterior walls are the sole responsibility of the HOA. As such, the financial burden falls onto all homeowners as a group. The HOA was fortunate to discover the structural damage to balconies during installation of hurricane impact windows. The window vendors were kind enough to repair the damage at no

additional cost to the HOA or homeowners. My goal is to mitigate the damage caused by the poor installation of the old exterior shutters early to avoid expensive balcony / wall repairs. If ignored, the average balcony repair can run up to \$10,000.

- | Apartment | Ext. Shutters | Balcony Status | Impact Windows |
|-----------|---------------|----------------|----------------|
| 202       | Yes           | Damaged        |                |

**Subject:** RE: Hurricane Impact Windows unit 404

**CAUTION - EXTERNAL EMAIL**

**CAUTION - EXTERNAL EMAIL**  
DO NOT click on links or open attachments unless you  
Report any suspicious messages using the Report Abuse button

1. Are you aware

2. Thus, the shutters are now obsolete and are causing structural

DATE	DESCRIPTION	CHARGES	PAYMENTS	TOTAL
	Property: COT010196 - 720 Collins Avenue Unit 410			
	-- Prior Balance --			\$0.00
2025-02-01	Special Assessment 2025	\$1,499.03		\$1,499.03
2025-02-01	Unauthorized on Chk #8963728	\$460.54		\$1,959.57
2025-02-11	Hurricane Impact Windows Inv # 536004	\$5,715.20		\$11,674.77

Please detach and return this portion with your payment.