Pre-filled ballots used in an attempt to push through unauthorized costs. This is illegal unless requested by a unit-owner:

Know All Men by These Presents: The undersigned, owner(s) or designated voter of unit on Collins Towers Association, a Condominium. appoints: the (CHECK ONE)

a) Secretary of the Association, on behalf of the Board of Directors, or

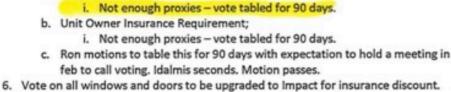
b) And the Meeting of the members of Collins Towers Association, a Condominium. to be held on October 26, 2023, at 6:00 p.m. Via Video Conferencing. LIMITED PROXY LIMITED PROXY Know All Men by These Presents: The undersigned, owner(s) or designated voter of unit 307 in Collins Towers Association, a Condominium. appoints: the (CHECK ONE)

a) Secretary of the Association, on behalf of the Board of Directors, or (If you check b, write in the name of your proxy) as my proxy holder to attend the meeting of the members of Collins Towers Association, a Condominium. to be held on October 26, 2023, at 6:00 attend the meeting of the memb p.m. Via Video Conferencing. GENERAL POWERS: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required (i.e., parliamentary procedure). You can choose not to grant such general powers by checking the box below: GENERAL POWERS: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required (i.e., parliamentary procedure). You can choose not to grant such general powers by checking the box below: ☐ I do not grant general powers to my proxyholder. LIMITED POWERS: I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW: LIMITED POWERS: I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW: Amendment 1: Do you approve the amendment to the Declaration concerning maintenance and mandating impact hurricane protection for all windows and doors in units in accordance with the language in the proposed amendment? Amendment 1: Do you approve the amendment to the Declaration concerning maintenance and mandating impact hurricane protection for all windows and doors in units in accordance with the language in the proposed amendment? ☐No, I am against the amendment. Yes, I approve the amendment. □No, I am against the amendment. TYes, I approve 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? 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. Yes, I approve the amendment. Dated: // 29 .2023 SIGNATURE OF OWNER/DESIGNATED VOTER SIGNATURE OF OWNER/DESIGNATED VOTER MINICANT VALENTIN PRINT NAME GHAFFART *failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the Secretary of the Association as your proxy holder. *failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the Secretary of the Association as your 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 substituted DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxy holder if they wish to appoint a substitu SUBSTITUTION OF PROXY The undersigned, appointed as proxy above, does hereby designate _ set forth above. PROXY HOLDER PROXY HOLDER THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ALLAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (SO) DAYS FROM THE DATE OF TORBIGHAL MEETING FOR WHICH IT WAS GIVEN

Meeting minutes confirming the window issue was rejected. There is no doubt

that the board and Trident know they could not assess or force units-owners to

replace their windows and remove their shutters:



TRIDENT

 Ron motions to approve upgrade. Idalmis seconds, motion passes. Ideally by Sept 2024 however that is not the final deadline.

Consideration and Vote on Amendments to Declaration: (OWNERS)

a. Impact Window Requirements;

- Vote on date that all windows and doors need to be upgraded by.
- a. Tabled until final owner vote. 8. 2023 Accomplishments Ron - Thank you to all of the owners who are tending to the garden and call when things are going wrong and all of the owners that chip in and are active
- in the community. 9. 2024 Prospective Items a. Ron - 50 yr certification made note that the railings are grandfathered in but it expires at the end of 2023 - they will need to be upgraded, they also need

two different options to pick from. B. Ron – 5 balconies will need some work done

- c. Ron we will likely have a special assessment for the increase of insurance to avoid increasing the HOA. d. Ron – last of the 30 doors – inspect in February
- working on getting the best price. 10. Adjournment - 7:05pm

e. Ron – we painted the interior and we would like to consider using the same color for the exterior but we are open to other colors. This will not be done until after the windows are fully done. This will be an assessment but Ron is

permits to be done, the most affordable way would to be to add incerts in and do it over time with any extra money that comes in. He will send owners

800 West Ave. Suite C-1 • Miami Beach, FL 33139 • O 305.535.7599 • F 305.535.7597 www.TridentMiami.com

Emails from Mr. Malden to coercing unit owners with falsehoods and threats

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

Subject: Hurricane Impact Windows unit 401 Date: November 12, 2024 at 4:57 PM

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

The purpose of the resolution is to certify the building as hurricane impact certified

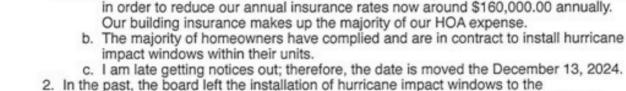
hurricane impact standard by September 30, 2024.

MUST be in contract on or before December 13, 2024.

further collection action will follow.

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

2. You will be notified of the exact start date. In preparation: a. Please remove EVERYTHING from your balcony.



association.

From: ronaldmalden@gmail.com

Date: November 21, 2024 at 12:30 PM

the final price.

Subject: 720 Collins Exterior Painting and Structure Damage Repairs

Dear Residents and Homeowners:

Exterior Painting (January /February 2025)

during this period.

From: ronaldmalden@gmail.com &

Happy Tuesday!!

- board. In addition, should the board outsource the project management of the install an administrative fee may be applied up to \$500.00. a. The board will access the apartment for the hurricane impact windows based on

Attached is the estimated cost to install the hurricane impact windows if done by the

homeowners in order to provide financial flexibility and to avoid financial hard ship or impact budget cash flow. The exterior windows are under the responsibility of the

To avoid the HOA assessing your apartment for the installation of impact windows, you

1. The exterior of 720 Collins will be painted in January 2025 /February 2025.

The painter will remove ALL existing exterior shutters and dispose of them (See Structure Damage below). The painter is filling all holes and building cracks while

NOTE: If you wish to keep your shutters for any reason, you must remove them

Structure Damage Repairs (Balconies, Wall Water intrusion, Mold/Mildew)

 The painter may use scaffolding and or rope to scale the building. For security, please make sure all of your windows and sliding doors are properly locked

Please feel free to reach out to me if you have any questions, Ron Malden +1-310-435-

The assessment must be paid in full within 30 days, after which time a lean and

 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

before the painter commence painting.

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. 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

Apartment

202

207

208

301

303 Yes Damaged 401 Yes Damaged 502 Yes Damaged 507 Yes Damaged 508 Installed Removed Damaged Repaired 510 In Contract Yes Yes Installed 606 Repaired Installed 704 Yes Repaired Renaired Inetalled 706 Removed

starts, by the painter or by the hurricane impact window installations contractor.

Balcony

Damaged

Repaired

Repaired

Damaged

Status

Impact

Windows

Installed Installed

Ext.

Yes

Yes

Shutters

Removed

Removed

From: ronaldmalden@gmail.com <ronaldmalden@gmail.com></ronaldmalden@gmail.com>
Sent: Wednesday, November 27, 2024 2:27 PM
To: Vazquez, Carlos
<carlos.vazquez@leehealth.org>; Vitavazquez350@gmail.com</carlos.vazquez@leehealth.org>
Cc: 'Idalmis Batista-Blair' <pilarcollins528@gmail.com>; 'Robert Tercero'</pilarcollins528@gmail.com>
<robert@tridentmiami.com></robert@tridentmiami.com>
Subject: RE: Hurricane Impact Windows unit 404
CAUTION - EXTERNAL EMAIL
DO NOT click on links or open attachments unless you know the content is safe. Report any suspicious messages using the Report Phish button

 Are you aware the HOA carries insurance to cover any damage in your apartment due to hurricane wind or flooding. This includes everything that is nail to the floor or walls. While the exterior shutters provide more

impact resistance, they do not provide water resistance. For this reason, the insurance company will not certify your apartment or the building hurricane impact resistant. Further, the majority of the home owners consider the exterior shutters an eye sore on the building and take away from the beauty and uniformity of the building as the street

Thus, the shutters are now obsolete and are causing structural deterioration to the building and balcony as well as mold-mildew issues behind the wall. 3. The company I recommended will remove the exterior shutters or the

begins to return to its former glory.

painter will be depending on who is first.

Attached is the quote I forwarded to your attention.

Happy Wednesday !!

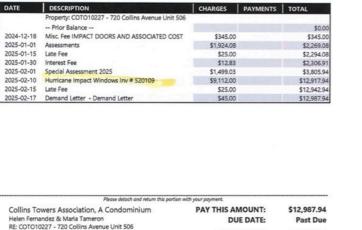
Hello Carlos

• Illegal assessments imposed to replace windows which were not approved.

Additional assessments were imposed arbitrarily to intimidate owners that are asking

for answers:

c/o Trident Management



ACCOUNT STATEMENT

c/o Trident Management

720 Collins Avenue Unit 506

Miami Beach, FL 33139



ACCOUNT STATEMENT

CHARGES PAYMENTS TOTAL

\$11,674.77

For fastest payment please utilize your owner's portal: https://portal.tridentmiami.com if making your payment via mail please include your account number on your check. Make check payable to your association. Please allow 10 to business days for processing of mailed checks. Collins Towers Association, A Condomis c/o Trident Management PO Box 98166 Phoenix, AZ 85038-0166 5203 00C0T0 0000000C0T010227 FERNANDEZ000 1298794 9 c/o Trident Management PO Box 98166 Phoenix, AZ 85038-0166

-- Prior Balance --

2025-02-11

Unauthorized on Chk #8963728

Hurricane Impact Windows Inv # 539604

5203 DDCOTO DDDDDDDCOTOLD196 BASTIDADDDDD 1167477 6