

**ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION**

**SPECIAL BOARD OF DIRECTORS MEETING**

**Thursday, January 15<sup>th</sup>, 2026**

**1. CALL TO ORDER 5:01**

**2. PRESENTS:**

Mario Lamarche, Gervais Deschênes, Jacinthe Lejeune, Carmen Oprescu, Viviane Schofield, Ralph Roberts, François Lefebvre

**3. NEW BUSINESS**

MOTION- Special assessment in relation to the 40-year work

Amount 500,000.00\$

**WHEREAS** the association is required under Florida Law to complete the mandatory 40-Year Building Certification to ensure the structural safety and legal compliance of both buildings.

**WHEREAS** based on the assessment of the Association's engineers, failure to complete such certification could result in safety risks and enforcement actions by government authorities.

**WHEREAS**, the Association has already incurred significant costs, the certification work for the 7100 building is nearing completion, and additional structural work remains on the 7200 building, including post-tension cable repairs.

## **NOW, THEREFORE**

**Moved by François Lefebvre, seconded by Carmen Oprescu that:**

- a. The Board of directors approves a special assessment in total amount of 500 000.00\$ to fund the costs related to the 40-Year Certification.
- b. This special assessment shall be due and payable before January 31<sup>st</sup>, 2026.
- c. The assessment shall be allocated in accordance with the ownership interests set forth in the Declaration of Condominium.
- d. The officers and management are authorized to take all necessary actions to implement this resolution.

**Adopted unanimously**

## **4. ADJOURNMENT**

**MOTION** to adjourn the meeting.

**Motion** by Ralph Roberts, **seconded** by Carmen Oprescu, adopted unanimously.

François Lefebvre secretary