

SEMI ANNUAL
MINUTES
April 28, 2005

THE SEMI ANNUAL MEETING OF THE MEMBERSHIP OF GABLES ESTATES CLUB, INC., TOOK PLACE AT FAIRCHILD TROPICAL GARDEN, 10901 OLD CUTLER ROAD, MIAMI, FLORIDA AT 7:30 P.M. THURSDAY, April 28, 2005

WELCOME & INTRODUCTION

PRESIDENT, JOSE ORTEGA, CALLED THE MEETING TO ORDER AND WELCOMED THOSE PRESENT. HE INTRODUCED THOSE BOARD MEMBERS PRESENT: MR. RENE GUERRA, SECRETARY, MR. JOSE BARED, TREASURER; DIRECTORS; MR. DANIEL CANEL, MR. BILL MIRANDA AND MRS. SISSY RUFFE.

PROXY REPORT

MR. MIRANDA, CHAIR OF THE PROXY COMMITTEE GAVE THE FOLLOWING REPORT:

THERE ARE 192 VOTING INTERESTS IN GABLES ESTATES, EVERYONE OWNING A LOT IN GABLES ESTATES IS ENTITLED TO VOTE, IN ACCORDANCE WITH FLORIDA STATUE 617.305 (a). FLORIDA STATUTES 617.305(1) PROVIDES THAT 30% OF THE VOTING INTEREST SHALL CONSTITUTE A QUORUM. $30\% \times 192 = 57.60$ VOTING INTERESTS SHALL CONSTITUTE A QUORUM. THE NUMBER OF INTERESTS VOTING BY PROXY IS 71. THE NUMBER OF INTERESTS VOTING IN PERSON IS 5. THE TOTAL NUMBER VOTING IS 76. THEREFORE, WE HAVE A LEGAL QUORUM. SIGNED: MR. BILL MIRANDA, CHAIR.

MINUTES - OCTOBER 28, 2004

MR. ORTEGA ASKED FOR A MOTION TO BE MADE THAT THE READING OF THE MINUTES OF THE ANNUAL MEETING OF OCTOBER 28, 2004 BE WAIVED AND BE ADOPTED AS CIRCULATED TO THE MEMBERSHIP AND POSTED ON THE CLUB'S WEBSITE. A MOTION WAS SO MOVED AND SECONDED. ALL WERE IN FAVOR AND THE MOTION CARRIED.

PROPOSED CHARTER & DECLARATION REVISIONS:

MR. ORTEGA STATED THE CLUB'S CHARTER AND DECLARATION OF PROTECTIVE COVENANTS NEEDED TO BE UPDATED SINCE HAVING BEEN WRITTEN NEARLY FIFTY YEARS AGO WITH ONLY ONE OR TWO REVISIONS. HE STATED THE CLUB'S ATTORNEY SUPPORTED THE REVISIONS ESPECIALLY ITEM TWO. THIS PROVISION

WOULD REQUIRE BANKS THAT FORECLOSE ON PROPERTY TO THEN GO THROUGH THE SAME APPLICATION PROCESS AS ALL EXISTING MEMBERS SELLING THEIR HOMES MUST ADHERE TO. HE SAID OUR ATTORNEY HAS SUGGESTED BANKS NOT GOING THROUGH THE APPLICATION PROCESS COULD POSSIBLY WEAKEN OUR LEGAL STANDING WITH THE CLUB'S RIGHT TO APPROVE ITS MEMBERSHIP THE PRESIDENT STRESSED THIS PROPOSED REVISION WILL STRENGTHEN THE CLUB'S POSITION IN THE FUTURE SHOULD THE NEED ARISE TO TURN DOWN AN APPLICANT FOR VARIOUS REASONS. MR. ORTEGA EXPLAINED THE CLUB DID NOT HAVE THE NECESSARY 2/3 VOTE TO PASS THE REVISIONS AT THIS TIME. HE COMMITTED TO CONTINUE TO CALL MEMBERS FOR THEIR SUPPORT AND STATED HE WAS CONFIDENT THE AMENDMENTS WOULD PASS IF THE CLUB GAVE THE BOARD ADDITIONAL TIME. MR. ARGIZ MOVED FOR A CONTINUATION OF THIS MEETING TO RECONVENE WITHIN NINETY DAYS, PROVIDED THE BOARD GIVE WRITTEN NOTICE OF THE RECONVENED MEETING. MRS. MIRANDA SECONDED THE MOTION. ALL WERE IN FAVOR. THE PRESIDENT REVIEWED AND BRIEFLY DEFINED FOR THE MEMBERSHIP PRESENT THE LIMITED PROXY/BALLOT FORM. ITEM 1 - ESSENTIALLY DEFINES WHAT GABLES ESTATES IS. ITEM 2 - BANKS WILL NO LONGER BE ABLE TO SELL AFTER FORECLOSURE WITHOUT PRIOR CLUB'S APPROVAL. (MEANING THAT THE BUYER MUST GO THROUGH THE SAME PROCESS THAT ALL THOSE INTERESTED IN PURCHASING PROPERTY IN GABLES ESTATES MUST GO THROUGH.) ITEM 3 & 4 - RIGHT TO COLLECT ATTORNEY FEES. ITEM 5 - CHANGE 2/3 MEMBERSHIP APPROVAL TO 51% MEMBERSHIP APPROVAL. (THE PRESIDENT STATED THE DIFFICULTY IN OBTAINING 51% LET ALONE 2/3.) ITEM 6 - NINE BOARD MEMBERS VS TEN BOARD MEMBERS. ITEM 7 - ELIMINATE SEMI ANNUAL MEETING. (DUE TO THE VERY SMALL ATTENDANCE VS THE COST AND TIME INVOLVED, THE CLUB WOULD CONTINUE TO HOLD ANNUAL MEETINGS EVERY OCTOBER) ITEM 8 - MAINTAIN CLUB'S RIGHT TO BUY PROPERTY WITHOUT FINANCIAL LIMIT.

ADMISSION COMMITTEE

MR. ORTEGA READ AND WELCOMED THE FOLLOWING NEW MEMBERS APPROVED SINCE THE CLUB'S LAST ANNUAL MEETING:

MR. AND MRS .ROBERT HODGES - 250 LEUCADENDRA DRIVE

MR. AND MRS. RICHARD HODGES - 220 LEUCADENDRA DRIVE

MR. VINCENT MILIO - 90 CASUARINA CONCOURSE

DR. AND MRS. ALFREDO MURCIANO - 330 CASUARINA CONCOURSE

MR. AND MRS. NICHOLAS KELLY - 640 ARVIDA PARKWAY WERE PRESENT AND WELCOMED BY THE MEMBERSHIP

THE PRESIDENT ANNOUNCED THAT THE APPLICATION FEE FOR MEMBERSHIP INTO

GABLES ESTATES WOULD INCREASE TO \$25,000. AS OF APRIL 30, 2005.

BEAUTIFICATION COMMITTEE

MRS. RUFFE, CHAIR OF THE BEAUTIFICATION COMMITTEE STATED THE CLUB HAS THE PERMIT TO BEGIN CONSTRUCTION, WHICH WILL TAKE PLACE IN THREE TO FOUR WEEKS, ON THE ARVIDA AND CASUARINA GATEHOUSES. SHE ADDED THE CONTRACTOR IS CURRENTLY ORDERING THE NEW WINDOW TREATMENT, TILES AND PAVERS. MRS. RUFFE STATED THE CLEAN UP AND REMOVAL OF TRASH TREES, VINES AND BRUSH AT THE ARVIDA ENTRANCE IS NEAR COMPLETION. MRS. RUFFE INVITED ANYONE INTERESTED IN HAVING THE CLUB INSTALL A CLIPPING PILE HEDGE ON THEIR RIGHT OF WAY TO PLEASE CONTACT KATHLEEN.

MRS. FRIDMAN EXPRESSED HER OBJECTION TO MEMBERS NOT PROPERLY ADHERING TO PROPER PLACEMENT OF TRASH FOR CITY PICKUP, THE CITY NOT TRIMMING THE OAKS ON CASUARINA CONCOURSE ADEQUATELY AND THE PORTACARPIS HEDGES ON THE RIGHT OF WAYS.. MRS. FRIDMAN STATED YARD DEBRIS SHOULD BE HAULED AWAY, NOT LEFT ON THE RIGHT OF WAYS. MRS. RUFFE AGREED; HOWEVER, THE CITY ALLOWS PLACEMENT OF YARD CLIPPINGS ON ONE'S RIGHT OF WAY. LENGTHY DISCUSSION TOOK PLACE.

SECURITY COMMITTEE

RENE GUERRA, CHAIR OF THE SECURITY COMMITTEE STATED THREE OF THE FOUR CAMERAS FOR THE ARVIDA SOUTH SIDE WATERWAY HAVE BEEN INSTALLED. HE STATED ONE INFRARED BEAM WILL BE INSTALLED TO ALERT THE GUARDS OF TRAFFIC ACTIVITY BETWEEN OLD CUTLER BAY AND OUR COMMUNITY. HE INTRODUCED MARTIN CORRALES FROM VIDEO BY INTERNET, NETWORK TECHNOLOGIES.

CAPTAIN ROBERTO URRA ADDRESSED THE MEMBERSHIP. HE STATED THERE WERE NO CRIMINAL INCIDENTS TO REPORT TO THE MEMBERSHIP. HE STRESSED THIS WAS DUE TO THE STRONG PHYSICAL AND ELECTRONIC FORCE IN PLACE. CAPTAIN URRA STATED ONCE THE CAMERAS ARE FULLY OPERATIONAL, SECURITY WILL BE ABLE TO MONITOR SOUTH AND NORTH WATERWAY TRAFFIC BY VIDEO SURVEILLANCE WHICH WILL ALLOW THE BOAT PATROL TO SPEND ADDITIONAL TIME OBSERVING ACTIVITY WITHIN THE CANALS.

OFFICER MICHAEL HEARNS, CITY OF CORAL GABLES OFF DUTY COORDINATOR, ADDRESSED THE MEMBERSHIP. HE STATED THE OFF DUTY PROGRAM WAS RUNNING SMOOTHLY IN GABLES ESTATES; HOWEVER, CRIME SUCH AS CONSTRUCTION THEFT AND VEHICLE HALOGEN LIGHTS THEFT HAD INCREASED IN

OTHER PARTS OF THE CITY OF CORAL GABLES. HE REMINDED MEMBERS TO BE DILIGENT BY LEAVING HOUSE DOORS LOCKED, GATES CLOSED AND CARS LOCKED. HE REMINDED MEMBERS TO USE THEIR SECURITY LIGHTS, DOCK LIGHTS AND TO SECURE CONSTRUCTION SITES AND REPORT ANY UNUSUAL ACTIVITY IMMEDIATELY. HE SAID PLEASE HEED WARNING- THE NEW CHIEF OF POLICE, MAJOR HAMMERSMITH, IS ESTABLISHING A CITY WIDE ENFORCEMENT PROGRAM TO DETER SPEEDING. HE STATED A RE-MAPPING OF THE ZONES FOR THE SOUTH END OF CORAL GABLES WAS UNDERWAY AND AS A RESULT WE SHOULD SEE ADDITIONAL OFFICERS AT THE SOUTH END IN THE NEAR FUTURE.

OLD BUSINESS/NEW BUSINESS:

THE PRESIDENT ASKED IF THERE WAS ANY OLD OR NEW BUSINESS FROM THE MEMBERSHIP.

YACHT CLUB:

MR. CANEL, COMMODORE OF THE GABLES ESTATES YACHT CLUB ASKED FOR VOLUNTEERS TO SERVE WITH HIM ON THE YACHT CLUB. PLEASE EMAIL HIM AT DANIEL@SPORTSYA.COM. HE WOULD LIKE TO ORGANIZE A YACHT CLUB PARTY WITHIN THE GABLES ESTATES WATERWAY. HE REMINDED MEMBERS YACHT CLUB FLAGS ARE AVAILABLE FOR MEMBERSHIP IDENTIFICATION, PLEASE CONTACT KATHLEEN FOR DETAILS.

CAPITAL IMPROVEMENT LANDSCAPE BARRIER ON SOUTH SIDE OF ARVIDA ENTRANCE:

MRS. RUFFE SHOWED THE BOARD THE PRELIMINARY CONSTRUCTION COST ESTIMATE FROM FALCON & BUENO, LANDSCAPE ARCHITECTS, FOR THE TREE AND PALM HEDGE BARRIER TO COVER THE WALL OF 8802 ARVIDA DRIVE WHICH WAS EXPOSED DURING THE CLEAN UP PROCESS. MR. MIRANDA MOVED TO APPROVE THE ESTIMATED COST OF \$32,766.80 TO INSTALL THE BARRIER HEDGE AS SUBMITTED. MR. CANEL SECONDED THE MOTION. ALL WERE IN FAVOR.

MR. ORTEGA STATED SINCE THERE WAS NO FURTHER BUSINESS, A NOTICE OF THE RECONVENING MEETING DATE AND TIME WILL BE SENT OUT TO THE MEMBERSHIP PRIOR TO THE NINETY DAY DEADLINE.

MINUTES OF THE RECONVENE MEETING, JULY 26TH , 2005

FOR THE SEMI ANNUAL (April 28, 2005) MEETING

THE RECONVENE MEETING, JULY 26TH , 2005 OF THE MEMBERSHIP OF GABLES ESTATES CLUB, INC., TOOK PLACE AT 300 ARVIDA PARKWAY, CORAL GABLES, FLORIDA AT 7:30 P.M. TUESDAY, JULY 26, 2005

WELCOME & INTRODUCTION

PRESIDENT, JOSE ORTEGA, CALLED THE RECONVENED MEETING TO ORDER AND WELCOMED THOSE PRESENT. HE INTRODUCED THE BOARD MEMBERS PRESENT: VICE PRESIDENT, JACK ROSS; DIRECTORS; MR. DANIEL CANEL, MRS. TRISH BELL, MR. BILL BOX AND MRS. SISSY RUFFE.

MACAW FEEDER

MRS. DARIA FEINSTEIN OF 80 CASUARINA CONCOURSE REQUESTED THE BOARD'S APPROVAL TO PERMIT INSTALLATION OF A MACAW BIRD FEEDER WITH A FOURTEEN FOOT FLAG POLE OR SAIL BOAT MASS AND WOODEN NEST BOX HOUSE AT THE CITY'S COMMON AREA LOCATED IN FRONT OF 369 LEUCADENDRA DRIVE. MRS. FEINSTEIN STATED ALL COSTS INVOLVED INCLUDING PERMITS, MAINTENANCE AND INSURANCE (IF REQUIRED) WOULD BE PAID BY HER. SHE SUBMITTED A LETTER OF SUPPORT FROM THE CITY'S MAYOR. SHE ASKED THE BOARD TO DONATE THE FEED AND HAVE SECURITY KEEP THE FEEDER FULL ON A DAILY BASIS. MR. BOX MOVED TO SUPPORT MRS. FEINSTEIN'S REQUEST. MR. ROSS SECONDED THE MOTION AND ALL WERE IN FAVOR.

MINUTES - MAY 24, 2005

MR. ORTEGA ASKED FOR A MOTION TO BE MADE THAT THE READING OF THE MINUTES OF MAY 24, 2005 BE WAIVED AND BE ADOPTED AS CIRCULATED TO THE MEMBERSHIP AND POSTED ON THE CLUB'S WEBSITE. A MOTION WAS SO MOVED AND SECONDED. ALL WERE IN FAVOR AND THE MOTION CARRIED.

LEGAL - AMENDMENTS TO THE CHARTER AND DECLARATION OF PROTECTIVE COVENANTS

MR. ORTEGA GAVE THOSE PRESENT THE RESULTS OF THE PROXY/BALLOTS FOR THE REVISION TO THE CHARTER (SEE ATTACHED) AND THE REVISIONS TO THE

DECLARATION OF PROTECTIVE COVENANTS (SEE ATTACHED) : THE PRESIDENT EXPLAINED THE PROPOSED AMENDMENT TO ARTICLE VI OF THE CHARTER TO REMOVE THE REQUIREMENT FOR A SEMI-ANNUAL MEETING AND TO ALLOW THE BOARD OF GOVERNORS TO FIX THE DATE AND TIME OF THE ANNUAL MEETING DID NOT PASS. HE ADDED THE PROPOSED AMENDMENT TO ARTICLE IX OF THE CHARTER TO REMOVE THE LIMITATION ON THE VALUE OF THE PROPERTY THE CLUB MAY ACQUIRE ALSO DID NOT PASS.

MR. CANEL MOVED TO APPROVE THE PROXY RESULTS AS SUBMITTED AND TO AUTHORIZE THE PRESIDENT TO INSTRUCT OUR ATTORNEY MS. LILLIANA FARINA-SABOGAL OF BECKER AND POLIAKOFF TO RECORD THE AMENDMENTS IN THE PUBLIC RECORDS. MRS. RUFFE SECONDED THE MOTION AND ALL WERE IN FAVOR.

BEAUTIFICATION COMMITTEE

STATUS OF CAPITAL IMPROVEMENTS FOR BOTH GATEHOUSES

MRS. RUFFE, CHAIR OF THE BEAUTIFICATION COMMITTEE STATED ALL THE MATERIALS NEEDED TO UPGRADE THE GATEHOUSES HAVE BEEN ORDERED. THE CONTRACTOR STATED HE WILL BEGIN CONSTRUCTION IN AUGUST AND DELIVERY OF THE SPECIAL ORDER WINDOWS IS SCHEDULED FOR SEPTEMBER.

STATUS OF LANDSCAPE DESIGN FOR BOTH GATEHOUSES

MS. TERESITA FALCON, LANDSCAPE ARCHITECT, PRESENTED THE DRAWINGS FOR THE LANDSCAPE DESIGN OF THE ARVIDA AND CASUARINA CONCOURSE ENTRANCES. MS. FALCON ADDRESSED THE CONFLICTS WITH THE PROPOSED ROYALS PALMS ON THE ARVIDA PARKWAY RIGHT OF WAYS. SHE EXPLAINED SHE HAD MET WITH MR. TROY SPRINGMYER FROM THE CITY'S PUBLIC SERVICE DEPARTMENT TO GO OVER EVERY CONFLICT. MR. SPRINGMYER AUTHORIZED THE REMOVAL AND PRUNING OF CONFLICT TREES WHERE APPLICABLE DUE TO THE POOR CONDITION OF THE EXISTING TREES. MR. SPRINGMYER ALSO AUTHORIZED THE RELOCATION OF CONFLICT PALMS TO ANOTHER SITE WITHIN GABLES ESTATES. SHE INDICATED THAT THE PINES PROPERTY FENCE WAS ENCROACHING ON THE CITY'S PROPERTY WHICH WOULD HAVE TO BE CORRECTED GIVING THE CLUB ADDITIONAL LAND FOR INSTALLING THE PALMS. MS. FALCON STATED THE FLORIDA DEPARTMENT OF TRANSPORTATION REQUIRES A FOUR FOOT CLEARANCE FROM THE CURB OF THE ROAD FOR INSTALLATION OF ROYAL PALMS. THE DRAWINGS INDICATE FIFTY ROYAL PALMS IN TOTAL WITH A SPACING OF EIGHTEEN FEET APART AND IS IN KEEPING WITH THE DISTANCE BETWEEN THE EXISTING ROYAL PALMS. THE FLAG POLE WILL BE LOCATED AT THE DOCK AREA. MS. FALCON RECOMMENDED MOVING FORWARD WITH THE PLANS AS PRESENTED SINCE THERE IS ADEQUATE FOOTAGE TO PLANT THE ROYAL PALMS ON THE RIGHT OF WAYS WITHOUT SKIPPING SPACES DUE TO THE CITY'S RECOMMENDATIONS AND LAND AVAILABLE. MS. FALCON STATED DUE TO THE FLORIDA POWER AND

LIGHT ELECTRIC LINES ROYAL PALMS CAN NOT BE PLANTED ON CASUARINA CONCOURSE. HOWEVER, THE FOUR INCH CALIBER LIVE OAKS HAVE BEEN INSTALLED ON CASUARINA CONCOURSE. THE SIX - TWELVE INCH CALIBER LIVE OAKS WILL BE INSTALLED ON CASUARINA CONCOURSE IN DECEMBER. SHE INDICATED THAT LANDSCAPE LIGHTING WILL BE A MAJOR COMPONENT FOR THE ENHANCEMENT OF CASUARINA CONCOURSE'S ENTRANCE. ROYAL PALMS WILL BE INSTALLED AT THE GATEHOUSE TO REFLECT THE SAME THEME AS ON ARVIDA PARKWAY. MRS. BELL MOVED TO ACCEPT THE PLANS AS PRESENTED TO THE BOARD AND AUTHORIZED MS. FALCON TO GET THE NECESSARY PERMITS FROM THE CITY. MR. CANELS SECONDED THE MOTION. ALL WERE IN FAVOR SAVE MR. ORTEGA WHO OPPOSED THE MOTION. THE MOTION PASSED. MS. FALCON WAS THANKED FOR HER PRESENTATION AND DEPARTED THE MEETING.

CLIPPING DEBRIS PILES

MRS. FERNANDEZ OF 390 CASUARINA CONCOURSE QUESTIONED WHY THE CLUB ALLOWS CLIPPING PILES ON THE RIGHT OF WAYS WITHIN GABLES ESTATES. DISCUSSION TOOK PLACE. KATHLEEN WAS INSTRUCTED TO REPAIR AND WHENEVER POSSIBLE SPACE THE HEDGES FURTHER APART. EACH HOMEOWNER MUST AGREE TO MAINTAIN THE IMPROVEMENTS PLACED ON THEIR RIGHT OF WAYS.

ADMISSION COMMITTEE

MRS. BELL, CHAIR OF THE ADMISSION COMMITTEE, ASKED THE BOARD TO RATIFY THE FOLLOWING NEW MEMBERS:

- a) MR. LUIS BOSCHETTI - 250 LEUCADENDRA DRIVE
- b) MR. AND MRS. NICOLAS FINAZZO - 8545 OLD CUTLER ROAD
- c) MR. AND MRS. HOWARD FRANK - 457 LEUCADENDRA DRIVE
- d) MR. AND MRS. OMAR HERNANDEZ - 100 LEUCADENDRA D RIVE
- e) MR. AND MRS. BENJAMIN LEON - 630 LEUCADENDRA DRIVE
- f) MR. AND MRS. DAVID PEREZ - 460 LEUCADENDRA DRIVE
- g) MR. AND MRS. MATTHEW HUDSON - 620 ARVIDA PARKWAY
- h) MR. RENZO RENZI - 60 CASUARINA CONCOURSE

MR. BOX SO MOVED. MRS. RUFFE SECONDED. DISCUSSION TOOK PLACE. THE MOTION WAS CALLED ALL WERE IN FAVOR SAVE MR. CANEL AND MRS. BELL FOR (h). THE MOTION PASSED (4 TO 2). MISS CURRY STATED FOR THE RECORD THAT SHE WAS NOT A PARTICIPANT IN SOME OF THE NOTED ADMISSION COMMITTEE INTERVIEWS.

NEW BUSINESS - FICUS TREE REMOVAL ON THE CITY'S COMMON SPACE IN FRONT OF 369 LEUCADENDRA DRIVE.

MRS. BOX SUGGESTED HAVING THE CLUB OR CITY REMOVE THE REMAINING FICUS TREES ON THE COMMON AREA IN FRONT OF 369 LEUCADENDRA DRIVE SINCE TWO FELL DOWN IN THE LAST STORM. MRS. BOX RECOMMENDED REPLACING THE FICUS TREES WITH LIVE OAKS IN KEEPING WITH THE EXISTING THEME ON LEUCADENDRA DRIVE. THE PRESIDENT THANKED MRS. BOX FOR HER RECOMMENDATION AND ASKED MRS. RUFFE TO ADDRESS THE CONCERN WITH TERESITA FALCON AS PART OF THE CAPITAL IMPROVEMENT PROJECT.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, MRS. RUFFE MOVED TO ADJOURN THE MEETING. MRS. BELL SECONDED THE MOTION AND ALL WERE IN FAVOR. THE MEETING WAS ADJOURNED AT 9 P.M.

MR. JOSE ORTEGA, PRESIDENT

MR. RENE GUERRA, SECRETARY