



The Oaks at Miami Gardens Condominium Association, Inc.  
c/o South Florida Property Management and Consultants, LLC  
5600 S.W. 135th Avenue, Suite # 108  
Miami, Florida 33183  
Office: 786-409-4771 - Fax: 786-580-5128  
Email: [mainoffice@soflmanagement.com](mailto:mainoffice@soflmanagement.com)

Notice of Proposed Special Assessment for  
The Oaks at Miami Gardens Condominium Association, Inc.  
("Association")

**TO ALL ASSOCIATION MEMBERS:**

Notice is hereby given in accordance with the Association's By-Laws that an emergency Board Meeting will take place on Wednesday, March 11, 2026 at 11:00am at South Florida Property Management 5600 SW 135 Ave. Ste. 108 Miami Fl. 33183. The purpose of the Meeting is for the Board to vote on the adoption of an emergency special assessment in the amount of **\$72,623.75** to fund the cost of repairs mandated by Insurance company, Miami Dade County Code Enforcement, City of Miami Gardens Code Enforcement and Miami Dade Fire Department. A breakdown can be found in Exhibit "A" attached to this notice.

The Oaks at Miami Gardens Condominium Association, Inc.

By: Javier Lopez  
Javier Lopez, LCAM

Dated: February 25, 2026



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Exhibit "A"

The Oaks at Miami Gardens Condominium Association, Inc.

**Approved 3 Months Special Assessment**

Website	\$ 1,500.00	mandated by State
Waste	\$ 5,994.00	January and February
Rybb Fire Alarm	\$ 2,306.06	Fire alarm repair and monitoring
Water	\$ 12,910.00	January and February
Management fees	\$ 3,500.00	January and February
United Utilities	\$ 390.00	January and February
United Utilities	\$ 690.70	meter repairs
Landscape	\$ 1,000.00	January and February
Pressure wash	\$ 15,000.00	Job was done to comply with code enforc.
Debris pickup	\$ 800.00	furniture and bulky items
Exit lights for 3 bldgs	\$ 3,385.44	mandated by county
Roof repair 17612	\$ 4,000.00	hazard to residents. Must be repaired asap
Stair handrail welding	\$ 5,000.00	mandated by county (all buildings)
Park removal	\$ 1,500.00	park bad condition and is a liability
Solrac	\$ 10,446.00	(Sprinkler) mandated by the county
Fire extinguishers	\$ 814.70	mandated by county (all buildings)
Collection fee	\$ 3,386.85	collection fee for Spec assessment
<b>Total for Special Assessment</b>	<b>\$ 72,623.75</b>	

<b>Number of Monthly Installments</b>	<b>Monthly Amount</b>	<b>Lump Sum Payment</b>
<b>3 Months</b>	<b>\$403.47</b>	<b>\$1,210.40</b>

**STARTING**  
**April 1<sup>st</sup> 2026**

**PLEASE MAKE SEPARATE CHECK FOR YOUR SPECIAL ASSESSMENT PAYMENT**