



Village At Dadeland  
7440 SW 82nd St  
Miami, FL 33143

TEMP - RETURN SERVICE REQUESTED

POPLAND LLC  
7328 SW 82ND ST  
B113  
MIAMI, FL 33143-7425



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CGD-132534

PROOF



**CONDOMINIUM ASSOCIATION, INC**

General Notice 40/50 Year Recertification Update

Date:8/01/22

Dear Unit Owner:

The Board of Directors wanted to provide you with a brief update on the status of the Association's fifty (50) year certification. Considering the unspeakable tragedy in Surfside, the safety of our residents is paramount.

The Association did not timely complete the forty (40) year building recertification, which resulted in the entry of the settlement agreement with Miami-Dade County, the association failed to finish on time and meet the requirements of the settlement agreement. The Association cannot begin the recertification process until a new agreement is received from the County. The 40-year certification began in the year 2008, the 50-year began in the year 2018, and the building structures are now 54- years old, as they were built on 1968. The COVID-19 pandemic made it impossible for the Association to timely resolve the items set forth in the settlement agreement, so the Association is now focusing on timely completing the fifty (50) year building recertification.

Miami-Dade's County 40-year recertification program requires buildings to undergo both structural, electrical, guardrail, parking illumination, and electrical door replacements. After the inspections are complete and submitted to the County, the Association will then need to undertake any of the required protocols. Miami Dade County is waiting to receive the 50-year inspections to keep the buildings open to the people.

Copies of the 50-year inspection reports will be part of the Association's official records and made available to prospective purchasers as required by §718.503(2), *Florida Statutes* (2022). The selection of vendors and further discussion on this project will occur at future Board meetings. A special assessment may be necessary to pay for the costs associated with the fifty (50) year building recertification, resolution of the settlement agreement with Miami-Dade County as to the forty (40) year building recertification, liens, violations, permits required, and any necessary repairs identified during the building recertification process.

The Association will utilize licensed, insured, and bonded contractors to perform all work on the property. All contractors will be vetted by the Association's property manager and law firm to ensure that the Association is adequately protected while undertaking the fifty (50) year building recertification. Miami Dade County will want the association to act

Village at Dadeland Condominium Association, Inc  
7440 SW 82<sup>nd</sup> Street Miami, FL 33143  
Phone: 305-667-2991



**CONDOMINIUM ASSOCIATION, INC**

accordingly, to code requirements. Permits must be pulled for any changes and modifications to the association and individual units. Such as Plumbing, AC Installation,

Remodeling, Flooring, Electrical Panels, Water Heaters, Washer and Dryers, and Structural Repairs. If association and units are found not following code requirements will cancel any agreement agreed.

Because the Association was unable to timely complete the forty (40) year building certification with Miami-Dade County. This resulted in a suit between the Association and Miami-Dade County, Case No. 12-15040-CA-06, which ultimately was resolved by a settlement agreement amongst the parties.

There are presently Code Enforcement Cases for each building within the Condominium Association that have not been resolved. The Association anticipates that these outstanding Code Enforcement Cases will be resolved upon the filing of the fifty (50) year building recertification.

Copies of the Code Enforcement Cases and Settlement Agreement are on this notice for your review.

The Association understands that the existence of the Code Enforcement Cases and the settlement agreement in the underlying suit may pose a challenge to those prospective purchasers that intend to finance their acquisition of a condominium unit utilizing a conventional mortgage loan.



**CONDOMINIUM ASSOCIATION, INC**

It is recommended that you discuss this with the buyers prior to expending non-refundable expenses associated with the purchase, including, but not limited to the home inspection, appraisal, and application fees. If you have any questions, please always reach out to the management office for support.

Thank you for your anticipated attention to this matter.

Sincerely,

On behalf of the Board of Directors.

*Maycol E. Vindell*

Maycol E. Vindell  
Community Association Manager

Village at Dadeland Condominium Association Inc  
7440 SW 82<sup>nd</sup> St Miami, FL 33143  
Tel: 786-474-7737  
Email: [Maycol.Vindell@fsresidential.com](mailto:Maycol.Vindell@fsresidential.com)

Village at Dadeland Condominium Association, Inc  
7440 SW 82<sup>nd</sup> Street Miami, FL 33143  
Phone: 305-667-2991



Miami-Dade County  
Department of Regulatory & Economic Resources  
Building Support Section  
11805 S.W. 26 Street (Coral Way), Room 230  
Miami, FL 33175-2474  
T 786 315-2424 F 786 315-2548

miamidade.gov

November 2, 2018

Re: **VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. vs.- MIAMI-DADE COUNTY**

**COURT CASE NO:** 12-15040-CA-06

**CASE NOS:** F2009109641, F2009109642, F2009109643, F2009109645, F2009109652, F2009109653, F2009109654, F2009109655, F2009109649, F2009109650, F2009109651, F2009109644, F2009109646, F2009109647, F2009109648, F2009109630, F2009109631, F2009109633, F2009109634, F2009109636, F2009109626, F2009109627, F2009109628, F2009109629, F2009109637, F2009109638, F2009109639, F2009109640 & F2009109635

**CASE ADDRESSES:** 7500 SW 82 ST, 7520 SW 82 ST, 7530 SW 82 ST, 7560 SW 82 ST, 7650 SW 82 ST, 7660 SW 82 ST, 7670 SW 82 ST, 7680 SW 82 ST, 7600 SW 82 ST, 7610 SW 82 ST, 7620 SW 82 ST, 7550 SW 82 ST, 7570 SW 82 ST, 7580 SW 82 ST, 7590 SW 82 ST, 7360 SW 82 ST, 7364 SW 82 ST, 7368 SW 82 ST, 7370 SW 82 ST, 7410 SW 82 ST, 7340 SW 82 ST, 7344 SW 82 ST, 7348 SW 82 ST, 7350 SW 82 ST, 7420 SW 82 ST, 7424 SW 82 ST, 7426 SW 82 ST, 7430 SW 82 ST & 7440 SW 82 ST

Miami-Dade County will enter into the enclosed Amended Stipulation for Settlement with you to allow permits to be obtained and repairs to be completed provided that the following issues are addressed:

1. Plaintiff shall pay the County's expenses that have been incurred in pursuing the enforcement of these cases in compliance with Section 8-5(k) of the Code of Miami-Dade County.
2. Permits for all pertinent trades, including but not limited to building, roofing, plumbing, electrical and mechanical must be obtained and repairs commenced within a reasonable time as agreed upon prior to executing this Amended Stipulation for Settlement.
3. Construction must be completed within a reasonable time as agreed upon prior to executing this Amended Stipulation for Settlement.

Plaintiff must sign and return this Amended Stipulation for Settlement by **November 23, 2018**.

Upon receipt of a signed Amended Stipulation for Settlement and your payment of the amount of the Miami-Dade County Department of Regulatory & Economic Resources' expenses, as shown in the proposed Amended Stipulation, this office will release applicable EFUS holds to allow permits to be issued and work to be completed. We will also forward you a copy of this Amended Stipulation for Settlement after it has been executed by the Department.

Sincerely,

Monte Lee  
Unsafe Structures Section Supervisor  
Miami-Dade County Department of Regulatory & Economic Resources  
Attachment: Amended Stipulation for Settlement



VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC  
Plaintiff(s),

MIAMI-DADE COUNTY  
Defendant(s).

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IN THE CIRCUIT COURT OF THE  
11th JUDICIAL CIRCUIT IN AND FOR  
MIAMI-DADE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

COURT CASE: 12-15040-CA-06

USB CASE NOS: F2009109641, F2009109642,  
F2009109643, F2009109645, F2009109652,  
F2009109653, F2009109654, F2009109655,  
F2009109649, F2009109650, F2009109651,  
F2009109644, F2009109646, F2009109647,  
F2009109648, F2009109630, F2009109631,  
F2009109633, F2009109634, F2009109636,  
F2009109626, F2009109627, F2009109628,  
F2009109629, F2009109637, F2009109638,  
F2009109639, F2009109640 & F2009109635

CASE ADDRESSES: 7500 SW 82 ST, 7520 SW 82 ST,  
7530 SW 82 ST, 7560 SW 82 ST, 7650 SW 82 ST,  
7660 SW 82 ST, 7670 SW 82 ST, 7680 SW 82 ST,  
7600 SW 82 ST, 7610 SW 82 ST, 7620 SW 82 ST,  
7550 SW 82 ST, 7570 SW 82 ST, 7580 SW 82 ST,  
7590 SW 82 ST, 7360 SW 82 ST, 7364 SW 82 ST,  
7368 SW 82 ST, 7370 SW 82 ST, 7410 SW 82 ST,  
7340 SW 82 ST, 7344 SW 82 ST, 7348 SW 82 ST,  
7350 SW 82 ST, 7420 SW 82 ST, 7424 SW 82 ST,  
7426 SW 82 ST, 7430 SW 82 ST & 7440 SW 82 ST

The parties to this action stipulate and agree as follows:

1. Plaintiff agrees that this Amended Stipulation for Settlement sets forth Plaintiff's last and final recourse in this matter and hereby waives any and all rights and remedies, judicial or administrative, in connection with the property that is the subject of this action and the structures located thereon (the "Structure(s)"), including any right to challenge the Orders of the Unsafe Structures Board that underlies this action. Furthermore; Plaintiff shall not deed, assign, sell, gift, or otherwise transfer the subject property until final inspection approval is obtained from the Miami-Dade County Department of Regulatory & Economic Resources.
2. Plaintiff further agrees as follows:
  - a. Upon execution of this Amended Stipulation for Settlement, Plaintiff shall remove any remaining debris from the interior and exterior of the Structure(s), secure and maintain secure all openings to prevent unauthorized entry into the Structure(s) until commencement of construction, maintain the grass under 18 inches, and keep the premises in a clean, safe and sanitary condition until all terms of this Amended Stipulation for Settlement are fulfilled.
  - b. Repairs shall commence after permit(s) are obtained and shall be ongoing and continuous throughout the terms of this Amended Stipulation for Settlement.
  - c. Plaintiff must obtain all required permits, all required repairs to the Structure(s) shall be completed and final inspection approval shall be obtained on all building permits for each building by the dates, as specified in the table below. Plaintiff must submit required permit applications along with required permit drawings to the permit Records Section on the first floor of our offices. Permits may include building roofing, electrical, plumbing and mechanical. All of the required repairs shall conform to the latest edition of the Florida Building Code. All permit applications must be reviewed and approved by the Unsafe Structures Section of the Miami-Dade County Department of Regulatory & Economic Resources, prior to their processing by other review disciplines. Once the building permits for the Structure(s) have been obtained, Plaintiff shall maintain the permits in active status until final inspection approval is obtained. **In addition, an engineer's or architect's revised Forty (40) Year Recertification Report shall be submitted for each building, indicating that Structure A, as repaired, can be recertified.**



CASE NO.	STRUCTURE	COMPLETION DATE
F2009109641 7500 SW 82 ST-VILLA G	A	November 30, 2020
F2009109642 7520 SW 82 ST-VILLA G	A	November 30, 2020
F2009109643 7530 SW 82 ST-VILLA G	A	November 30, 2020
F2009109645 7560 SW 82 ST-VILLA G	A	November 30, 2020
F2009109652 7650 SW 82 ST-VILLA H	A	November 30, 2020
F2009109653 7660 SW 82 ST-VILLA H	A	November 30, 2020
F2009109654 7670 SW 82 ST-VILLA H	A	November 30, 2020
F2009109655 7680 SW 82 ST-VILLA H	A	November 30, 2020
F2009109649 7600 SW 82 ST-VILLA J	A	November 30, 2020
F2009109650 7610 SW 82 ST-VILLA J	A	November 30, 2020
F2009109651 7620 SW 82 ST-VILLA J	A	November 30, 2020
F2009109644 7550 SW 82 ST-VILLA F	A	November 30, 2020
F2009109646 7570 SW 82 ST-VILLA F	A	November 30, 2020
F2009109647 7580 SW 82 ST-VILLA F	A	November 30, 2020
F2009109648 7590 SW 82 ST-VILLA F	A	November 30, 2020
F2009109630 7360 SW 82 ST-VILLA E	A	November 30, 2020
F2009109631 7364 SW 82 ST-VILLA E	A	November 30, 2020
F2009109633 7368 SW 82 ST-VILLA E	A	November 30, 2020
F2009109634 7370 SW 82 ST-VILLA E	A	November 30, 2020
F2009109636 7410 SW 82 ST-VILLA K	A	November 30, 2020
F2009109626 7340 SW 82 ST-VILLA C	A	November 30, 2020
F2009109627 7344 SW 82 ST-VILLA C	A	November 30, 2020
F2009109628 7348 SW 82 ST-VILLA C	A	November 30, 2020
F2009109629 7350 SW 82 ST-VILLA C	A	November 30, 2020
F2009109637 7420 SW 82 ST-VILLA D	A	November 30, 2020
F2009109638 7424 SW 82 ST-VILLA D	A	November 30, 2020
F2009109639 7426 SW 82 ST-VILLA D	A	November 30, 2020
F2009109640 7430 SW 82 ST-VILLA D	A	November 30, 2020
F2009109635 7440 SW 82 ST-OFFICE	A	November 30, 2020




- d. If the time of completion is delayed by reasons beyond the property owner's control, the owner may request in writing an extension of time. The owner must provide proof of the reasons for the delay to the Miami-Dade County Department of Regulatory & Economic Resources. Such a request must be made prior to the expiration of the deadlines set forth in paragraph 2(c) of this agreement. If the Miami-Dade County Department of Regulatory & Economic Resources finds that the delay was due to reasons beyond the property owner's control, then it shall provide, if appropriate, a reasonable extension.
  - e. Plaintiff agrees that no person shall occupy the Structure(s) until Plaintiff obtains a permanent Certificate of Completion or Occupancy from the Miami-Dade County Department of Regulatory & Economic Resources.
  - f. If Plaintiff fails to comply with the terms of this Amended Stipulation for Settlement, the Building Official shall order the power to the building(s) or structure(s) disconnected and order the building(s) or structure(s) vacated and secured in a manner specified by the Building Official. The Building Official's actions need not take place in the order listed herein.
  - g. Plaintiff agrees to indemnify and save harmless Miami-Dade County and the Unsafe Structures Board of Miami-Dade County, including all of Miami-Dade County's past and present employees, agents, officers, commissioners, attorneys, officials, and departments, from any and all actions, causes of action, claims, demands, judgments, costs and attorney's fees, including all appeals, that may arise as a result of the execution and delivery by Miami-Dade County of this Amended Stipulation for Settlement or from any of the acts contemplated herein.
  - h. Plaintiff shall pay to Miami-Dade County the sum of **Thirty Thousand Two Hundred Twenty-Three Dollars and Forty-Six Cents (\$30,223.46)**, representing the County's administrative costs in connection with these cases. This amount shall be paid in 4 installments; the first 2 installments in the amount of **Seven Thousand Five Hundred Fifty-Five Dollars and Eighty-Six Cents (\$7,555.86)** and the final 2 installments in the amount of **Seven Thousand Five Hundred Fifty-Five Dollars and Eighty-Seven Cents (\$7,555.87)**. The first payment shall be made on or before the date of execution of this Amended Stipulation. The second payment shall be made on or before May 31, 2019. The third payment shall be made on or before November 30, 2019 and the final payment shall be made on or before May 31, 2020. Additional administrative costs and fees may be billed when this case is closed. Checks shall be made payable to Miami-Dade County and sent to the following address: **Unsafe Structures Section, Miami-Dade Department of Regulatory & Economic Resources, 11805 SW 26 Street, Room 230 Miami, Florida 33175.**
  - i. In the event that Plaintiff fails to comply with paragraph 2(c) of this Amended Stipulation for Settlement, Plaintiff shall pay Miami-Dade County liquidated damages in the sum of **Fifty Dollars and No Cents (\$50.00) per day** until such time as compliance with this paragraph is achieved or, in the alternative, until the Structure(s) is demolished pursuant to paragraph (4) below.
3. In consideration of Plaintiff's agreement to repair the Structure(s) in accordance with the terms of this Amended Stipulation for Settlement, Miami-Dade County, its agents, employees and those persons in active concert or participation with them, who have actual knowledge of this Amended Stipulation for Settlement by personal service or otherwise, shall refrain from demolishing the Structure(s).
  4. In the event that Plaintiff fails to comply with any of its obligations as set forth in this Amended Stipulation for Settlement, Miami-Dade County shall be authorized to demolish the Structure(s) without further order of any Court.
  5. The date of execution of this Amended Stipulation for Settlement shall be the date that it is signed by the Plaintiff or by a representative of the Miami-Dade County Department of Regulatory & Economic Resources, whichever is later.





WHEREFORE, the parties have executed this Amended Stipulation for Settlement on the date(s) indicated below.

FOR PLAINTIFF

  
Plaintiff(s) Signature (NOTARIZED)

MING XU  
Print Name

President  
Title

Village at Dadeland  
Company

Nov 19, 2018  
Date

Attorney for Plaintiff/Petitioner

Print Name

Date

State of Florida

County of Miami-Dade

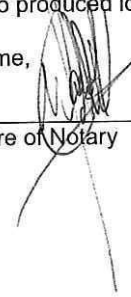
Subscribed and sworn to on this 19 day of

November, 2018


by Ming Xu

Who produced identification: \_\_\_\_\_  
Type of identification

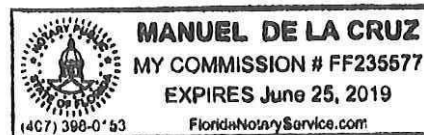
Before me,

  
Signature of Notary

FOR MIAMI-DADE COUNTY

  
Monte Lee  
Unsafe Structures Section Supervisor  
Miami-Dade County  
Department of Regulatory & Economic Resources

11-20-2018  
Date





Village of DadeLand Condominium Association, Inc. FOID 30-4035-047-0001				*Green - pending settlement payment only.			*Red pending noted corrections.			*Pending permit final approval, inspection, and settlement payment		
LIEN TYPE	CASE #	CITATION	ISSUE DATE	CYV STATUS	COMPLIANCE	NOI	LIEN AMOUNT	PERMIT NO.	PERMIT TYPE	PERMIT STATUS	ADDRESS:	COMMENTS:
BSS	A2007002165-X	B010383	5/3/2007	PAID	YES	\$3,463.20	\$26,094.15	2003096924	ELEC. FIRE ALARM ALUM BALDOOR REPLACEMENT CONCRETE REPAIRS, DRAFTSTOPS SEPERATION	FINAL	7304 SW 82 ST	Pending Settlement Payment Only
BSS	20070108371-B	B009789	4/3/2007	PAID	YES	\$3,760.00	\$26,183.01	2012008610	ALUM BALDOOR REPLACEMENT CONCRETE REPAIRS, DRAFTSTOPS SEPERATION	FINAL	7308 SW 82 ST	Pending Settlement Payment Only
BSS	20070108373-B	B009790	4/3/2007	PAID	YES	\$3,752.00	\$26,183.01	2012008613	ALUM BALDOOR REPLACEMENT CONCRETE REPAIRS, DRAFTSTOPS SEPERATION	FINAL	7320 SW 82 ST	Pending Settlement Payment Only
BSS	201501738802-B*	P022323	8/19/2017	UNPAID	NO	\$4,144.43	\$15,304.38				7324 SW 82 ST	Plumbing permit required
BSS	20070108375-B	B009788	4/3/2007	PAID	YES	\$3,748.00	\$26,183.01	2012008615	ALUM BALDOOR REPLACEMENT CONCRETE REPAIRS, DRAFTSTOPS SEPERATION	FINAL	7324 SW 82 ST	Pending Settlement Payment Only
BSS	20110147055-B*	P007577	3/5/2012	PAID	YES	\$3,992.94	\$20,739.31	2021064518	REPAIRS	ACTIVE	7340 SW 82 ST	Master permit #2021064518 obtained to include the parking lot lighting. Permit Active. Pending final
BSS	2006097722-B*	B009784	3/26/2007	PAID	NO	\$3,556.00	\$20,035.49				7348 SW 82 ST	Plumbing Laundry room on south side permit required
BSS	A2008004739-X*	B040355	9/10/2008	UNPAID	NO	\$3,571.00	\$24,628.36	2007085806	REPAIR WATER PIPNG	EXPIRED	7348 SW 82 ST	Permit needs to be reissued and finalized
BSS	20070113259-B*	B034954	11/5/2007	UNPAID	NO	\$3,817.00	\$23,977.28				7400 - 7410 SW 82 ST	AC Compressors and disconnects on roof. permit required
BSS	20160177980-B *	P025948 P025949	10/31/2018	UNPAID	NO	\$8,007.43	\$26,136.45	2021064515	40 YEAR RECERTIFICATION	EXPIRED	7400 SW 82 ST	CYV #P025948 Permit #2021064515 obtained for the handrails repairs, however said permit is expired. No permits obtained for CYV #P025949 for: Installation of Plumbing lines for hose bibs on landings.
BSS	2005034048-B	970546	8/22/2005	PAID	YES	\$3,478.00	\$27,948.38	2007055538	GENERAL REPAIRS	FINAL	7400 SW 82 ST	Pending Settlement Payment Only
BSS	201201487722-B*	P017337	5/21/2015	UNPAID	YES	\$4,156.43	\$18,298.64	2021010564	REPAIRS	EXPIRED	7420 SW 82 ST	Master permit #2021010564 obtained to include the parking illumination. said permit is expired
BSS	20120148793-B *	P010336	2/12/2013	UNPAID	NO	\$3,997.94	\$20,586.11	2021004629	40 YEAR RECERTIFICATION	EXPIRED	7424 SW 82 ST	Permit needs to be reissued and finalized
BSS	20120148795-B *	P017338	5/21/2015	UNPAID	YES	\$4,156.43	\$18,465.76	2021004631	REPAIRS	EXPIRED	7426 SW 82 ST	Master permit #2021004631 obtained to include parking lot lighting, however said permit is expired. Permit needs to be reissued and finalized
BSS	20120148800-B *	P017340	5/21/2015	UNPAID	NO	\$4,156.43	\$18,291.67	2021004633	40 YEAR RECERTIFICATION	EXPIRED	7430 SW 82 ST	Permit needs to be reissued and finalized
BSS	A2007022003-X *	B010382	5/8/2007	UNPAID	NO	\$3,463.20	\$26,087.19	2003096927	APT BLDG FIRE ALARM	EXPIRED	7430 SW 82 ST	Permit needs to be reissued and finalized
BSS	20100138300-X*	P006170	11/15/2011	UNPAID	NO	\$3,866.94	\$22,713.43	2009049128	NEW FIRE ALARM	EXPIRED	7430 SW 82 ST	Permit needs to be reissued and finalized
CMS	201503007026*	T056918	10/19/2015	PAID	YES	\$3,999.00	\$18,544.32	2021028404	PARKING LOT RE-STRIPES	FINAL	7440 SW 82 ST	Pending Settlement Payment Only
BSS	A2014001891-X*	P016683	3/25/2015	UNPAID	NO	\$4,001.43	\$18,616.95	2013053020	MECH BATHROOMS	EXPIRED	7440 SW 82 ST	Permit needs to be reissued and finalized
BSS	2006099222-B	B009791	4/3/2007	PAID	YES	\$4,199.20	\$27,751.44	2007074464	ELECTRICAL REPAIRS	FINAL	7440 SW 82 ST	Pending Settlement Payment Only
BSS	A2015003232-X	P018376	11/17/2015	PAID	YES	\$3,835.43	\$17,616.22	2012024790	BACK FLOW INST	FINAL	7450 SW 82 ST	Pending Settlement Payment Only
BSS	A201800028-X	P023688	2/3/2018	PAID	YES	\$3,727.43	\$14,282.34	2013046242	40 YEAR RECERTIFICATION	FINAL	7500 SW 82 ST	Pending Settlement Payment Only
BSS	A2018000120-X *	P023687	2/3/2018	UNPAID	YES	\$3,835.43	\$14,963.17	2013046237	40 YEAR RECERTIFICATION	FINAL	7500 SW 82 ST	Pending Settlement Payment Only
BSS	A2014001603-X*	P017019	4/17/2015	UNPAID	YES	\$3,835.43	\$18,175.29	2013046237	40 YEAR RECERTIFICATION	FINAL	7520 SW 82 ST	Pending Settlement Payment Only
BSS	20120148790-B*	P013501	10/9/2013	UNPAID	YES	\$4,156.43	\$18,295.15	2013046238	40 YEAR RECERTIFICATION	FINAL	7530 SW 82 ST	Pending Settlement Payment Only
BSS	A2018000137-X	P023686	2/3/2018	PAID	YES	\$3,672.43	\$14,282.34	2013046238	40 YEAR RECERTIFICATION	FINAL	7530 SW 82 ST	Pending Settlement Payment Only
BSS	A2014001619-X*	P017020	4/17/2015	UNPAID	YES	\$3,835.43	\$18,173.29	2013046238	40 YEAR RECERTIFICATION	FINAL	7530 SW 82 ST	Pending Settlement Payment Only
BSS	20200205329-B*	P036225	5/5/2021	PAID	NO	\$4,002.43	NO LI STATUS				7550 SW 82 ST	Permit Required: Plumbing work concealed on the outside wall of property, permit required
BSS	20210207829-X *	P026861	7/15/2021	UNPAID	YES	\$4,150.43	NO LI STATUS	2020007700	RE ROOF	ACTIVE	7560 SW 82 ST	Pending permit final approval, inspection, and Settlement Payment
BSS	A2018000050-X	P023689	2/3/2018	PAID	YES	\$3,672.43	\$14,282.34	2013050512	40 YEAR RECERTIFICATION	FINAL	7560 SW 82 ST	Pending Settlement Payment Only
BSS	A2014001812-X	P016991	4/16/2015	PAID	YES	\$3,835.43	\$18,176.78	2013050512	40 YEAR RECERTIFICATION	FINAL	7560 SW 82 ST	Pending Settlement Payment Only
BSS	20120148791-B *	P010335	2/12/2013	PAID	NO	\$4,156.43	\$18,779.11				7570 SW 82 ST	Permit Required: Failure to illuminate parking bays, alleys, and access thereto
BSS	A2017003458-X *	P023251	12/19/2017	PAID	NO	\$3,672.43	\$14,395.02	2013013072	REPLACE SEWER LINE	EXPIRED	7570 SW 82 ST	Permit needs to be reissued and finalized



LIEN TYPE	CASE #	CITATION	ISSUE DATE	CVN STATUS	COMPLIANCE	NOIL	LIEN AMOUNT	PERMIT NO.	PERMIT TYPE	PERMIT STATUS	ADDRESS:	COMMENTS:
BSS	20160180736-B*	P025958	11/1/2018	UNPAID	NO	\$4,172.43	\$13,323.29				7570 SW 82 ST	Permit required. Major Plumbing repairs due to water leaks, laundry room and apartment 1-12 at building # 7570 SW 82 Ave in common areas.
BSS	20120148798-B *	P017339	5/21/2015	UNPAID	YES	\$4,156.43	\$18,465.76	202006428	40 YEAR RECERTIFICATION	ACTIVE	7600 SW 82 ST	Pending permit. final approval. inspection and Settlement Payment
BSS	20120148798-B *	P010337	2/12/2013	UNPAID	YES	\$3,997.94	\$20,586.11	202006824	40 YEAR RECERTIFICATION	EXPIRED	7620 SW 82 ST	Permit needs to be reissued and finalized
BSS	A2014002641-X*	P017005	4/17/2015	UNPAID	YES*	\$3,835.43	\$18,175.29	2013048239	40 YEAR RECERTIFICATION	FINAL	7650 SW 82 ST	Pending Settlement Payment Only
												Plumbing Permit Required: Failure to maintain a building in a safe condition, damaged and leaking building sanitary drainage lines, the building galvanized watermain is restricted and not supplying sufficient water volume and pressure to the units on the west side of the building for proper sanitary fixture use, required rose bibs not functioning, rain downspout broken.
BSS	20140168489-B*	P016627	3/20/2015	UNPAID	NO	\$4,184.43	\$18,148.92				7650 SW 82 ST	
BSS	20210211467-X *	P037087	8/27/2021	UNPAID	YES	\$3,995.43	NOIL STATUS	2020007704	RE ROOF	ACTIVE	7650 SW 82 ST	Permit Active. Pending Final
BSS	A2014002591-X*	P017008	4/17/2015	UNPAID	YES*	\$3,835.43	\$18,175.29	2013048240	40 YEAR RECERTIFICATION	FINAL	7660 SW 82 ST	Pending Settlement Payment Only
BSS	A2017003871-X	P023693	2/3/2018	PAID	YES	\$3,672.43	\$13,175.46	2017012034	REPLACE SEWER LINE	FINAL	7660 SW 82 ST	Pending Settlement Payment Only
BSS	A2014002439-X*	P017006	4/17/2015	UNPAID	YES*	\$3,835.43	\$18,175.29	2013048241	40 YEAR RECERTIFICATION	FINAL	7670 SW 82 ST	Pending Settlement Payment Only
BSS	20120148778-B *	P010334	2/8/2013	UNPAID	YES	\$4,156.43	\$18,584.14	2016004726	PARKING LOT LIGHTS	FINAL	7680 SW 82 ST	Pending Settlement Payment Only
BSS	A2014002729-X*	P017003	4/17/2015	UNPAID	SUB-TOTALS	\$42,897.38	\$18,295.15	2013048243	40 YEAR RECERTIFICATION	FINAL	7680 SW 82 ST	Pending Settlement Payment Only
*Green - pending settlement payment only.								*All buildings in this case must be in compliance prior to settling Lien.				
BSS	20070113074-S*	B043561						2012008607	ALUM RAILDOOR REPAIRS, DRAFTSTOPS	FINAL	7300 SW 82 St	All buildings in this case must be in compliance prior to settling Lien
								2012008611	ALUM RAILDOOR REPAIRS, DRAFTSTOPS	FINAL	7310 SW 82 St	All buildings in this case must be in compliance prior to settling Lien
								2012008616	ALUM RAILDOOR REPAIRS, DRAFTSTOPS	FINAL	7328 SW 82 St	All buildings in this case must be in compliance prior to settling Lien
								2012008617	ALUM RAILDOOR REPAIRS, DRAFTSTOPS	FINAL	7330 SW 82 St	All buildings in this case must be in compliance prior to settling Lien
								2021064518	ALUM RAILDOOR REPAIRS, DRAFTSTOPS	ACTIVE	7340 SW 82 St	Permit pending final inspection approval. All buildings in this case must be in compliance prior to settling Lien
								7344 SW 82 St				Permit pending final inspection approval. All buildings in this case must be in compliance prior to settling Lien
								2021064516	40 YEAR RECERTIFICATION	ACTIVE	7348 SW 82 St	Permit pending final inspection approval. All buildings in this case must be in compliance prior to settling Lien
								2021064517	40 YEAR RECERTIFICATION	ACTIVE	7350 SW 82 St	Permit pending final inspection approval. All buildings in this case must be in compliance prior to settling Lien
											7360 SW 82 St	Permit required: Failure to maintain tenant firewall separation. As per FBC section 708.
											7364 SW 82 St	Permit required: Failure to maintain tenant firewall separation. As per FBC section 708.
											7368 SW 82 St	Permit required: Failure to maintain tenant firewall separation. As per FBC section 708.
											7370 SW 82 St	Permit required: Failure to maintain tenant firewall separation. As per FBC section 708.
											7420 SW 82 St	Permit required: Failure to maintain tenant firewall separation. As per FBC section 708.
								2021004629	40 YEAR RECERTIFICATION	EXPIRED	7424 SW 82 St	Permit needs to be reissued and finalized
								2021004631	REPAIRS	EXPIRED	7426 SW 82 St	Permit to include repairs for: Failure to maintain tenant firewall separation. As per FBC section 708. needs to be reissued and finalized
BSS			2/16/2008	UNPAID	PARTIAL	\$ 90,355.20	\$ 620,048.75	201048242	40 YEAR RECERTIFICATION	FINAL	7500 SW 82 St	All buildings in this case must be in compliance prior to settling Lien
								201048238	40 YEAR RECERTIFICATION	FINAL	7530 SW 82 St	All buildings in this case must be in compliance prior to settling Lien
								2013050512	40 YEAR RECERTIFICATION	FINAL	7560 SW 82 St	All buildings in this case must be in compliance prior to settling Lien

Page 3 of 3





# THE FUTURE VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC



2022 | PROJECTED TO IMPROVE QUALITY OF LIFE | WE NEED YOUR  
VOTE TO CONTINUE TO INCREASE PROPERTY VALUES



**PAINT ALL BUILDINGS  
PEARLED TURQUOISE**

## NEW SERVICES AND SOLUTIONS

The new board of directors is currently working double overtime to make sure all your needs are met. The 40-year certification is still not finished and everything that should have been done was never completed. This year we are looking to finally finish and close the 40-year repairs. Liens that have been open since 2007 are being discussed with Miami Dade County and the administration is looking to settle to free the Association. This would mean that all open violations need to be permitted, repaired, and closed in order to close all violations reported to Miami Dade County. The 50-year certification started 2 years ago and Miami Dade County has requested for new inspection reports to be provided.

The inspections are done every 10 years. The inspections began in February and the reports should be provided soon. Now is the time to make your investment a reality. The 50-year repairs will bring the Association to the next level regardless of the Market, Homeowners will be able to have security on their investment and enjoy another 30 years of great business. As an owner, you will have peace of mind.



## BOARD OF DIRECTORS OF 2022

President  
Archie Mehech  
Treasurer  
Robert Diaz  
Secretary  
Ana Carvajal

## ASSOCIATION PROJECTS

Gated Community and Fenced Property, New Bathrooms, New Tennis Courts and Racquet Ball, New Toilet System, Club House Gym.

## 50-YEAR CERTIFICATION

Engineer Report

New Roofing, Concrete Restoration & Painting, Impact Windows, New Mailing System, Renovation of Pools, Electrical Repairs, Termite Solutions.



## 2024 | ENJOYING NEW AMENITIES | BETTER LIFE STYLE

Right now the most important thing is to bring down your liabilities and losses. All the projects and renovations ahead will bring down your Insurance cost, water bills, repairs from deterioration, limit your reserve, and enhance your quality of life. As an investor, it will increase revenue and less worry about your Investment. Not only is it smart but the association has no other options to look forward to as Miami Dade County is looking to demolish the structures if the association does not come into compliance to bring everything up to safety living.



Vision is a beginning, but it takes action to unlock the vision.

*We need you to take action and vote for the future of Village at Dadeland Condominium.*

*By Maycol E. Vindell*

We cannot let the past determine our future. New possibilities are around the corner you just need to vote and let the rest be history. Sacrifice will have to be made in order to reap the rewards ahead.

### ENHANCING ALL AMMENITIES TO INCREASE VALUE TO OWNERS AND RENTERS

# 01

New Gym added will bring healthy solutions and attract new clients.

# 02

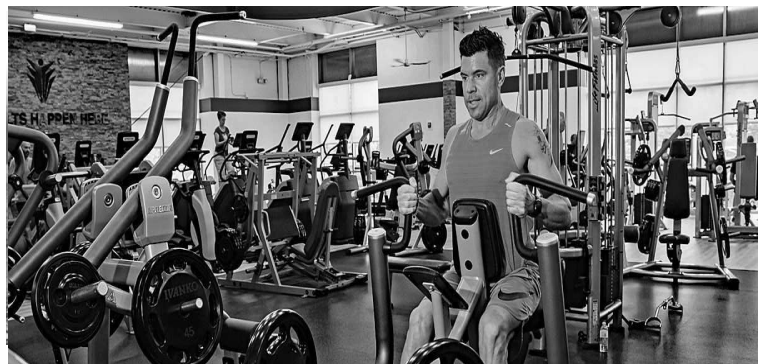
Adding the Treadmill room will give joy to the clients and better our Insurance.

# 03

Pools will enhance the community and style.

# 04

Tennis Courts will have Professional Instructors.



**CONDOMINIUM ASSOCIATION, INC**

## Neighborhood Rent Compatibles 2022

Amli Joya		The Palmer Dadeland	
Bedroom Rent 2022	Square footage	Bedroom Rent 2022	Square footage
1/1 \$2,780.	838 Sq ft	1/1 \$2,639.	663 Sq ft
2/2 \$3,611.	1,291 Sq ft	2/2 \$3,490.	1186 Sq ft
3/3 \$6,176.	2,226 Sq ft	3/2 \$5,400.	1323 Sq ft

Village at Dadeland					
Bedroom Rent 2019	Bedroom Rent 2022	Increase Income to Owner Monthly Now	Bedroom Rent 2024	Increase Income to Owner Monthly after Projects Finished	Square footage
1/1 \$1,100	1/1 \$1,900.	\$800.00	1/1 \$2,550.	\$1,450.00	680 Sq ft
2/2 \$1,500	2/2 \$2,200.	\$700.00	2/2 \$3,380.	\$1,880.00	790 Sq ft
3/2 \$2,050	3/2 \$3,200.	\$1,150.00	3/2 \$4,300.	\$2,250.00	1250 Sq ft

Village at Dadeland Projected Savings and Special Assessment			
Savings on Yearly Budget for the Next 25 Years	50-year Repair Cost and Projects	Special Assessment Monthly for Owners	Owner Property Value
Water Expenses 40% Savings	\$10 to \$14 Million Dollars The engineer Has to prepare a bid package	\$250 to \$300 Fixed for 25 Years	Increase 100%
Condo Insurance Coverage Expenses 15% to 20% Savings			Rental Income 100%
Roofing Repair Expense 80% Savings			

- For all Investor properties at Village, the rental income received will pay out all the projects and monthly maintenance, including owner taxes. The Owner will still make money.





# SAVE WATER & MONEY

WITH THE AQUAMIZER SYSTEM



## STOP FLOODS

UL AND GREENCIRCLE CERTIFIED TO  
LIMIT FLOODING TO ONE TANK  
VOLUME PLUS 0 TO 2.6 GALLONS



## STOP LEAKS

GREENCIRCLE CERTIFIED TO STOP THE FLOW  
OF WATER DURING A SLOW LEAK, REDUCING  
WATER CONSUMPTION BY 91% CAPPED AT NO  
MORE THAN ONE TANK OF TOTAL WATER LOST



## USE LESS WATER

UL AND GREENCIRCLE CERTIFIED TO  
REDUCE TOILET FLUSH VOLUME BY 41-52%





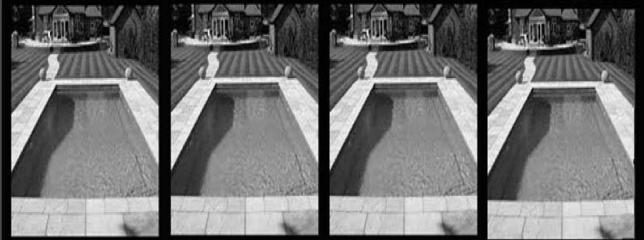
## Some of the ways old-style toilets waste your money

1

Conventional float systems refill the tank every time the water drops. There is no protection from leaks.



**A leaking toilet flapper wastes on average 200-250 gallons of water per day. That's 75,000 gallons per year! (EPA data)**



**This is 75,000 gallons of water**

2

Slow flushes due to old-style flappers result in double flushing and clogs. That's wasted water and maintenance costs.



4

A cracked tank or dislodged flapper may not be detected for hours and can cause tens of thousands of dollars in flooding and water waste.



3

Often your bowl fills up before your tank does, but water keeps flowing into the bowl. The excess water overflows the S trap and goes down your drain without ever being used.



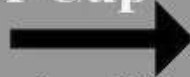


# ***BREAKING DOWN THE AQUAMIZER***

---

## ***FILL VALVE***

### **Protector Cup**



Acts as a timer to shut off the system if the water in tank doesn't reach sensor by the time the cup fills. In the case of a flood, the water would never reach the sensor.

### **Encapsulated Float**

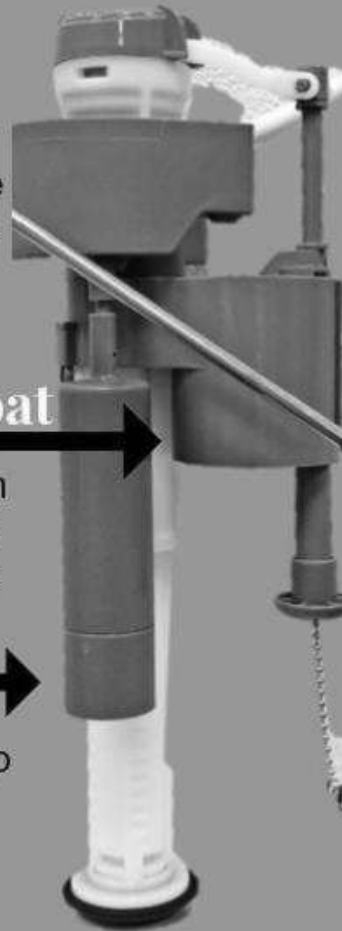


Only activated by the flush handle, system will not run unless sensor is activated and the water empties which lowers the float

### **Sensor**



Activates the system only if it is pushed up in time by the water level rising

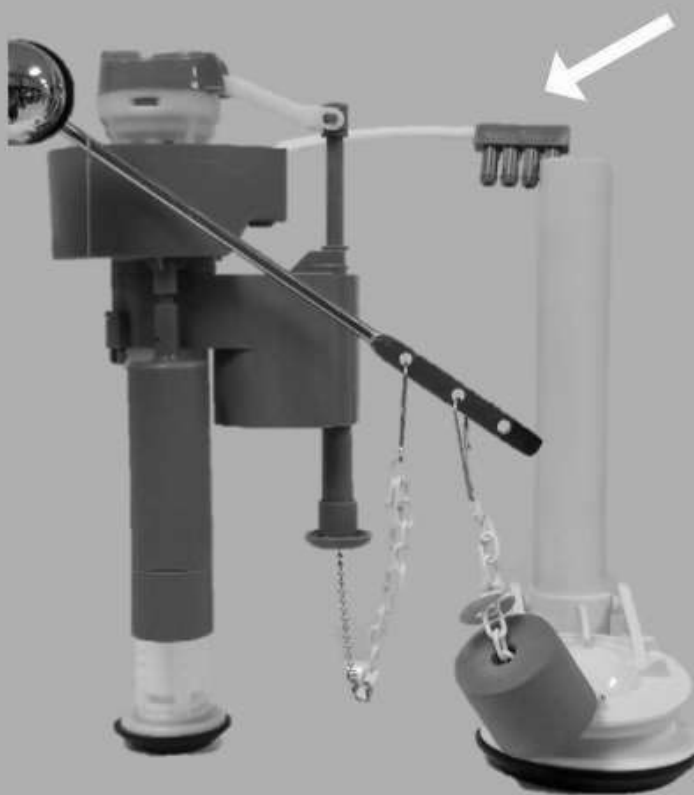


All the components in conjunction with each other act to protect against leaks and floods, allowing only up to 1 tank of water to be lost



# ***BREAKING DOWN THE AQUAMIZER***

## ***Enhancer***



**THE PROBLEM:** In a traditional toilet, the bowl fills sooner than the tank. While the tank continues to fill the water being directed down the flush valve is no longer being held in the bowl and becomes wasted water.

**THE SOLUTION:** The Enhancer helps the tank to fill more efficiently by diverting water that would normally be wasted down the drain back into the tank. The goal being to have the tank finish filling at the same time as the bowl. The Enhancer has multiple apertures which can be adjusted to choose the amount of water being directed into the tank or the bowl.

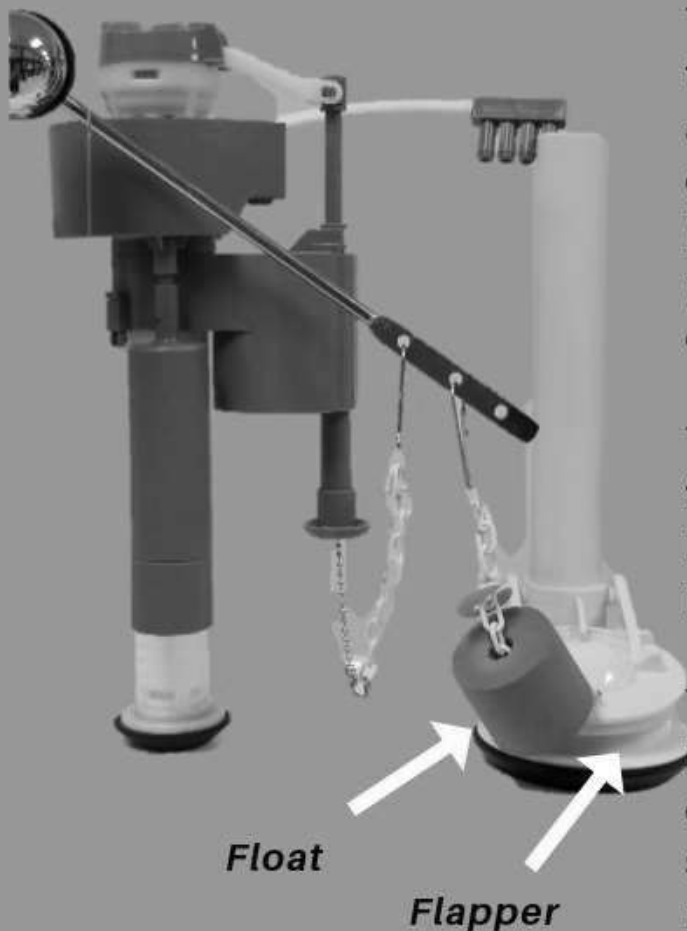
**THE RESULT:** The Enhancer can save .5 to 1.5 gallons of water per flush, amounting to huge savings of water and money.



# ***BREAKING DOWN THE AQUAMIZER***

---

## ***Flapper***



The AquaMizer has a float attached to the flapper chain that can be adjusted up to use less water and down to use more water based on how quickly the flapper closes. This provides the owner complete control over the gallons per flush used.

The flapper itself is a hard plastic flapper that will not warp or bend like rubber flappers, which means less chance of a leak to occur.

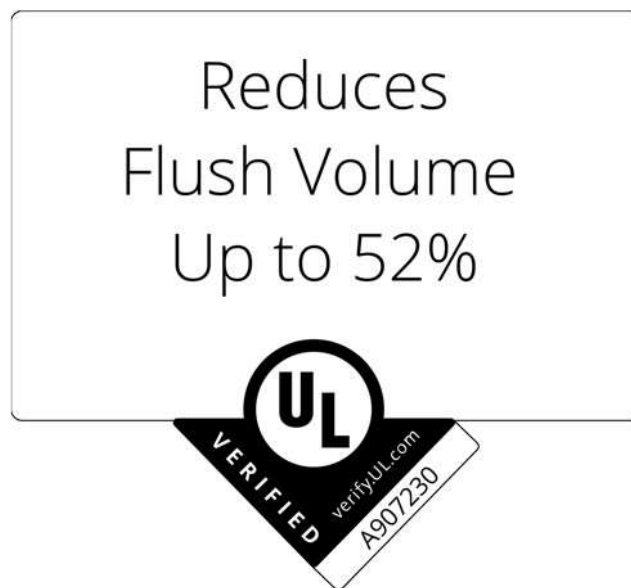
The silicone ring inside the flapper helps to improve the seal. If the ring ever starts to have built up residue, simply lift the float and take off the ring to clean or replace it.



# UL VERIFIED MARK CERTIFICATE



This certificate confirms that a representative sample set, process or system was evaluated to determine the validity of the specific marketing, advertising or promotional claim regarding the product, process or system specified below and such product, process or system is eligible to bear the UL Verified Mark as described below.



Certificate Number:	A907230
Issued To:	Aqua Mizer Inc.
Issue Date:	July 7, 2018
Expiration Date:	July 6, 2019
Claim Verified:	Reduces Flush Volume Up to 52%
Product / System / Process Name:	Toilet Flush Reduction Mechanism
Model Number(s):	AM-2: Protector Fill valve FL-2: Flapper
Details:	N/A

Visit <http://verify.ul.com> for information on all products/processes/systems that are authorized to bear the UL Verified Mark.

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# UL VERIFIED MARK CERTIFICATE



This certificate confirms that a representative sample set, process or system was evaluated to determine the validity of the specific marketing, advertising or promotional claim regarding the product, process or system specified below and such product, process or system is eligible to bear the UL Verified Mark as described below.

Limits flooding  
to one tank volume  
plus 0 to 2.6 gallons



Certificate Number:	A763158
Issued To:	Aqua Mizer Inc.
Issue Date:	July 7, 2018
Expiration Date:	July 6, 2019
Claim Verified:	Limits flooding to one tank volume plus 0 to 2.6 gallons
Product / System / Process Name:	Toilet Flush Valve
Model Number(s):	AM-2: Protector Fill valve FL-2: Flapper
Details:	N/A

Visit <http://verify.ul.com> for information on all products/processes/systems that are authorized to bear the UL Verified Mark.

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# GreenCircle Certification System

GreenCircle Certified, LLC certifies  
that an independent, third-party evaluation has been conducted for:

## AquaMizer

### Regular Flush

The AquaMizer Solution reduces  
toilet flush volume up to 41%\*

\*In conjunction with a 3 inch flapper valve and compared  
to a typical flush valve system.

*Certification Period: September 1, 2019 - August 31, 2020*

*Certification Number: 19-0176*



*Tad Radzinski*

Tad Radzinski, PE, LEED AP, SFP

*Certification Officer*

**GreenCircle  
CERTIFIED** LLC  
155 Railroad Plaza, Royersford PA 19468





# GreenCircle Certification System

GreenCircle Certified, LLC certifies  
that an independent, third-party evaluation has been conducted for:

## AquaMizer

### Slow Leak

The AquaMizer Solution stops the  
flow of water during a slow leak,  
reducing water consumption by 91%  
capped at no more than one tank of  
total water lost\*

\*Assuming a leak rate of 27.6 gallons / hour and that the  
leak occurs for 1 hour or longer. The product was  
compared to a typical flush valve system.

*Certification Period: September 1, 2019 - August 31, 2020*

*Certification Number: 19-0177*



Tad Radzinski, PE, LEED AP, SFP  
Certification Officer



# GreenCircle Certification System

GreenCircle Certified, LLC certifies  
that an independent, third-party evaluation has been conducted for:

## AquaMizer Catastrophic Leak

The AquaMizer Solution reduces  
flood volume to one tank plus 0  
to 2.6 gallons\*

\* Compared to a typical flush valve system.

*Certification Period: September 1, 2019 - August 31, 2020*

*Certification Number: 19-0178*



*Tad Radzinski*

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Tad Radzinski, PE, LEED AP, SFP  
Certification Officer

**GreenCircle  
CERTIFIED** LLC  
155 Railroad Plaza, Royersford PA 19468