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**Condominium Assoc., Inc.**  
 6423 Collins Avenue  
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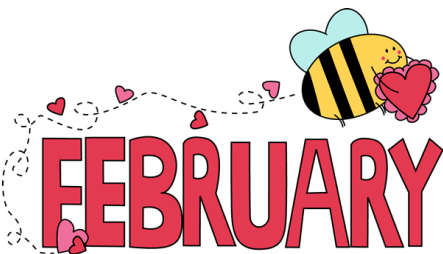
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**OFFICE HOURS**

Monday-Friday ...7:30 AM - 4:30 PM



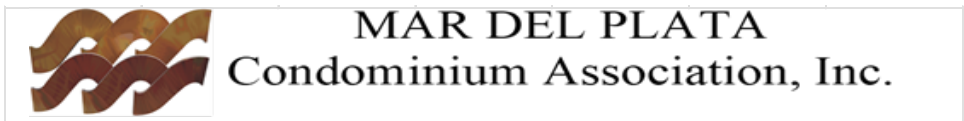
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**Mar Del Plata Condominium Association**  
**TREASURER'S REPORT**

**Update on Windows' Project and Assessment**

The windows project involves four stages. These stages were identified as follows:  
 Stage 1- Temporary walls installed  
 Stage 2- Windows removed  
 Stage 3- Concrete restoration in progress  
 Stage 4- Impact Windows installed and re-revaton in progress  
 As of December 31, 2025, Management prepared a Work-in-Progress report indicating the status of each unit.

The following table shows the number of units in each stage:



**Windows' Project Status Update**

<b>Work in Progress:</b>						
Stage	Units	%	Actual	Budget	(over) under	Average cost
1	68	43.04%	\$ 66,748	\$ 189,979	\$ (123,231)	\$ 982
2	67	42.4100%	\$ 137,025	\$ 114,746	\$ 22,279	\$ 2,045
3	60	37.9700%	\$ 369,661	\$ 342,539	\$ 27,122	\$ 6,161
4	47	29.7500%	\$ 459,382	\$ 264,784	\$ 194,598	\$ 9,774
<b>Total</b>	<b>242</b>		<b>\$ 1,032,816</b>	<b>\$ 912,048</b>	<b>\$ 120,768</b>	
<b>Total Budget</b>				<b>\$ 2,725,000</b>		
<b>Percent of Budget</b>				<b>33.47%</b>		

<b>Pending</b>						
Stage	Units	Average Cost	Projected	Total Cost	Budget	(over) under
1	90	\$ 982	\$ 88,380	\$ 155,128	\$ 441,400	\$ (286,272)
2	91	\$ 2,045	\$ 186,095	\$ 323,120	\$ 270,564	\$ 52,556
3	98	\$ 6,161	\$ 603,778	\$ 973,439	\$ 902,131	\$ 71,308
4	111	\$ 9,774	\$ 1,084,914	\$ 1,544,296	\$ 890,030	\$ 654,266
<b>Total</b>	<b>390</b>		<b>\$ 1,963,167</b>	<b>\$ 2,995,983</b>	<b>\$ 2,504,125</b>	<b>\$ 491,858</b>

<b>Add budgeted contingencies</b>					<b>\$ 220,875</b>	<b>\$ (220,875)</b>
<b>Total</b>	<b>632</b>		<b>\$ 2,995,983</b>	<b>\$ 2,725,000</b>	<b>\$ 270,983</b>	<b>\$ 1,715</b>
<b>Average per unit</b>						<b>\$ 1,715</b>

**Treasurer (cont. from page 1)**

I would like to take a moment to address various issues that significantly impacts our ongoing reconstruction efforts.

**Lack of cooperation from unit owners**

It has come to our attention that some unit owners' lack of cooperation in granting Management access to their units has delayed our overall project timeline. This situation has a ripple effect, hindering progress not only in the affected unit but also in the surrounding units. Please remember that your floor is someone else's roof, and vice versa. To effectively address one unit's needs, collaboration across multiple units is essential.

Additionally, each day of delay can incur unnecessary costs, as equipment rentals continue even when work is paused. When determining the assessment amount, we aimed to keep costs as low as possible in response to the preferences of the majority of unit owners. Consequently, the scope of the reconstruction will be limited to areas directly affected by the concrete repairs, specifically covering approximately three feet from the windows.

To ensure the project's timely completion, the Board, along with our corporate counsel, is currently exploring the implementation of performance penalties for unreasonable delays. We appreciate your understanding and cooperation as we work to improve our community.

**Inclement weather**

As we know, inclement weather poses significant risks, particularly when it comes to working on windows. Heavy rain and strong winds create hazardous conditions for our workers. Moreover, as the 2026 hurricane season approaches, we need to be prudent in managing the number of units remaining without windows. We were fortunate to avoid severe storms thus far, but we must remain vigilant as the season progresses.

**Contractors delays**

It has come to our attention that window contractors are concurrently engaged in other projects, which may result in delays. To prevent this from affecting our timeline, we are considering imposing non-compliance penalties on vendors.

Management will continue to liaise closely with all contractors to ensure a smooth progression through the four stages of our project.

Our collective goal is to expedite the completion of this project. I would like everyone to collaborate effectively to reduce any potential delays. Failure to do so may necessitate an increase in our 2027 maintenance fees to cover any shortfalls.

Thank you for your understanding and commitment.

Best regards,  
Leslie Cortina, Treasurer



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# BLACK HISTORY MONTH MARKS 100 YEARS

This year, Black History Month will mark 100 years of educating Americans about the history of the African-American community. During the past century, Black History Month has evolved from an observance into an American institution -- and it all started with Carter G. Woodson, a determined historian with an idea.



Born in 1877 to formerly enslaved parents in Virginia, Woodson's early schooling was sporadic at best, and had to delay his high school education until age 20 to work in a coal mine. He went on to earn a bachelor's degree in literature in 1903, and graduate degrees from the University of Chicago in 1908. And in 1912, he became the second African-American student (after W.E.B. DuBois) to earn a doctorate from Harvard University.

Disappointed with the limited career opportunities for African-American history scholars and the absence of any structured Black history research program in higher education, Goodson decided to create his own. He founded the ASLNH, now known as the Association for the Study of African American Life and History. And in 1926, Goodson promoted a new big idea -- Negro History Week, which grew into today's Black History Month.

The celebration has evolved and expanded over the years, but the central idea remains unchanged: that African-American history is inseparable from the American story, and a scholarly pursuit worth fighting for.

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