

**Colonial Manor West Apartments Condominium Association**  
**2424 NE 9<sup>th</sup> St**  
**Fort Lauderdale, FL 33304**

**From:** The Board of Directors  
**To:** All Unit Owners  
**Date:** December 19, 2024  
**Subject:** Second Notice: 2025 Annual meeting

This mailing constitutes the “**SECOND NOTICE**” for the Annual Meeting to be held on **Saturday, January 18, 2025 at 1:00PM in the Community Room at Colonial Manor West.**

This year there will be **NO** election of board members. No owners submitted their names for election to the 4 board openings. No additional candidates submitted their names. As a result, those 4 individuals will constitute the **Board for 2025. (Simon Malak, Gerasim Nyagolov, Gustavo Pineiro, & Analia Tower)**

Included in this mailing are the following:

- 1) The second notice for the Annual Meeting.
- 2) Notice for the short organizational board meeting to follow the Annual Meeting.
- 3) A listing of your monthly or annual maintenance fee (on the back of this letter).

All of this information has also been posted on our Association’s web site and can be printed out from there at: [www.colonialmanorwest.yolasite.com](http://www.colonialmanorwest.yolasite.com) under the “Annual Meeting” tab.

Please note: There is **a change** in your maintenance fees for this year. The monthly or yearly amount of your condo fee is indicated on the back of this letter for your unit(s).

Please pay your new adjusted amount listed on the back for 2025 either in equal monthly installments or in full as indicated by your unit. This is a friendly reminder that if we do not receive payment by the 7<sup>th</sup> of each month, the account will be charged a \$25 late fee. Please note payment needs to be received by the 7<sup>th</sup> of each month either by check or ACH payment direct deposit into the account or by a zelle payment made to [colonialmanorwest@gmail.com](mailto:colonialmanorwest@gmail.com). You are welcome to pay your maintenance fees monthly, quarterly, semiannually or the fully in one single payment. The choice is yours.

Also please note the reserve account funding - By the end of the 1st Q of 2025, we can determine how much the Wind And Flood Insurance will cost and how much of the Annual \$75k reserve allocation we need to place in the reserve account in SCBK. We can rest assured that we have already decreased the \$75k requirement by \$25k that was to open the initial SCBK account but by February 2025 we can see how much is left over from paying our biggest expense (Wind Insurance Coverage) and how much we can place in the reserve to determine what we need to collect. So the reserve collection amounts will be determined by February of 2025 and if any is needed to be collected to fund the remaining \$50k for 2025, will be split among the remaining 10 months of the year.

Should you have any questions, please contact me at one of the email addresses below or drop a note in the Association’s mail box.

Simon Malak, Treasurer  
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