

**Concerned Owners of Collins Towers Condominium Association**

720 Collins Avenue

Miami Beach, FL 33139

January 12th, 2025

**Trident Management**

800 West Avenue, Suite C-1

Miami Beach, FL 33139

[luis@tridentmiami.com](mailto:luis@tridentmiami.com)

**Subject:** Request to Address Concerns, Provide Documentation, and Postpone Annual Meeting Scheduled for January 15, 2025

*Dear Trident Management,*

We are writing on behalf of a collective group of concerned unit owners at Collins Towers Condominium Association regarding several governance and financial issues that require immediate attention. Together, we represent a significant portion of the community and share deep concerns about procedural deficiencies, financial transparency, and decision-making by the Board that may conflict with the governing documents and Florida condominium law.

As stipulated under Florida Statutes **468.4334 Professional practice standards**, community association managers are legally required to ensure compliance with governing documents, maintain accurate financial records, and act in the best interest of the association.

Failure to comply with these legal obligations may result in penalties, including fines, licensure actions, or civil liability as outlined by Florida law. Moreover, actions that are deemed to be in bad faith, willful disregard of fiduciary duties, or gross negligence can lead to individual accountability for damages caused to the association or its members.

Given the upcoming annual meeting scheduled for January 15, 2025, and the proposed adoption of the 2025 budget, we respectfully request that this meeting and the budget approval be postponed until our concerns are adequately addressed.

We urge the Board and the association manager to act promptly to address these concerns and demonstrate compliance with Florida condominium law. Failing to do so may compel us to pursue further action, including filing complaints with the Florida Department of Business and Professional Regulation (DBPR) or initiating legal proceedings to ensure the association operates in a lawful and transparent manner.

We look forward to your response and are prepared to work collaboratively to resolve these issues in a manner that prioritizes the well-being and interests of the Collins Towers Condominium Association.

---

## Summary of Concerns

### 1. Unilateral Board Actions Requiring Owner Approval

- **Conversion of Third-Floor Storage Space:** The Board subdivided and sold this common area to individual owners without the required 75% approval of unit owners.

- **Declaration of Condominium, Article 4, Section 2:**

“No material alteration or substantial additions to the COMMON ELEMENTS or to the LIMITED COMMON ELEMENTS shall be made without the approval of seventy-five (75%) percent of the entire membership.”

- **Florida Statute 718.113(2)(a):** Material alterations to common elements must receive approval from 75% of unit owners unless the governing documents state otherwise.

- **Conversion of Fifth-Floor Meeting Room to Gym:** The Board repurposed this meeting room, which is a common area, into a gym without proper owner approval.

- **Mandated Uniform Electronic Locks:** The Board required unit owners to replace existing locks with standardized electronic locks at their own expense, constituting a material alteration to limited common elements.

- **Declaration of Condominium, Article 4, Section 5:**

“Doors, windows, and other LIMITED COMMON ELEMENTS designated to a UNIT shall be maintained and repaired by the respective UNIT OWNER.”

- **Florida Statute 718.113(2)(a):** Changes to limited common elements also require proper owner approval if considered a material alteration.

### 2. Forced Window Replacement and Shutter Removal

- The Board mandated the removal of previously approved shutters and the replacement of windows, with the cost of labor borne by individual unit owners. This may violate the governing documents.

- **Declaration of Condominium, Article 4, Section 5:**

“Windows and related components are LIMITED COMMON ELEMENTS and must be maintained by the UNIT OWNER unless otherwise stated.”

- **Florida Statute 718.113(2)(a):** Requiring alterations to limited common elements must follow proper approval processes.

### 3. Financial Mismanagement and Transparency Issues

- Lack of clear reporting and justification for the previous special assessment and proposed 2025 special assessment.

- Potential duplication of bad debt allocations in the 2025 budget and the special assessment, as well as other line items in need of further explanation.

- Inadequate explanation for recurring overages, city violations, and reserve fund usage.

- **Declaration of Condominium, Article 10, Section 3:**

“Funds allocated to RESERVES shall not be used for purposes other than repair, replacement, or necessary capital improvements.”

- **Florida Statute 718.112(2)(f)**: Reserve funds must be used exclusively for their intended purposes, and assessments must be clearly defined.

---

## **Request for Documentation and Transparency**

To ensure that all unit owners are fully informed before any rescheduled annual meeting, we request the following:

### **1. Postponement of the Annual Meeting**

- Reschedule the meeting and proposed budget adoption until the Board and Trident Management address the concerns outlined above.

### **2. Access to Documentation**

- Provide all information, correspondence, and communication (electronic or written) regarding:
  - The conversion and sale of the third-floor storage space.
  - The conversion of the fifth-floor meeting room into a gym.
  - Mandated electronic lock installations and window replacements.
  - Special assessments and reserve fund allocations, including the 2025 proposed budget.
  - City violations, billing overages, and related resolutions.

### **3. Engagement with Owners**

- Schedule an informational session or town hall where owners can receive clarifications from the Board and Trident Management.

---

## **Conclusion**

This letter represents the collective concerns of a substantial group of unit owners at Collins Towers. Proceeding with the annual meeting and budget approval without resolving these matters and providing the requested information will undermine trust and may lead to further disputes.

We trust that Trident Management will act in good faith to facilitate transparency, ensure compliance with governing documents, and work collaboratively with owners to address these issues.

Please respond to this letter prior to the January 15th meeting to confirm receipt and provide a proposed plan for addressing these concerns.

**Sincerely,**

Anthony Ghaffari  
Unit 401

On Behalf of Concerned Unit Owners at Collins Towers Association

A complete list of supporting unit owners is available upon request