



DST PROPERTY MANAGEMENT
DEPENDABLE SERVICE YOU CAN TRUST

2300 W. Sample Road #310
Pompano Beach, FL 33073
Office: 954-933-2353
www.dstpm.net

**MINUTES OF THE ARISTOCRAT CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING
THURSDAY, JUNE 8TH, 2023
2ND FLOOR REC ROOM AND VIA ZOOM**

Called to Order: The meeting was called to order at 5:30pm.

Present: Pete Wilsens, President
Stella Shelby, Vice President
Richard Witkowski, Treasurer
Steve Segal, Director
Herb Gloutney, Secretary

Also Present: Donna Childrey & Tiffany Marsters from DST Property Management; Nicholas Jimenez, Becker & Poliakoff; and Kevin Brennan, Hellas Engineering.

Establish quorum: Quorum met.

Confirm notice: DST confirmed that the meeting notice was posted and distributed according to FL statute.

Discussion and Vote on Special Assessment:

Pete Wilsens makes a motion to approve the special assessment in the amount of \$1,000,000 as directed below. Seconded by Steve Segal. Motion passes unanimously.

Payback of 2021 Insurance Loan	\$	30,000.00
Concrete Restoration Expenses	\$	750,000.00
Pool Cabana Room	\$	35,000.00
Drainpipe & Paving in Garage	\$	150,000.00
Install Fence	\$	35,000.00
TOTAL:	\$	1,000,000.00



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Special Assessment Due 7/15/2023				
Total Units Per Stack	Stacks	Unit Percentage	Payment Per Unit	Total Per Stack
1	102	0.007687110	\$3,843.56	\$3,843.56
17	1	0.008071710	\$4,035.86	\$68,609.54
17	2	0.008367370	\$4,183.69	\$71,122.65
17	3	0.005438110	\$2,719.06	\$46,223.94
17	4	0.007772630	\$3,886.32	\$66,067.36
16	5	0.007772630	\$3,886.32	\$62,181.04
16	6	0.005687630	\$2,843.82	\$45,501.04
16	7	0.008480170	\$4,240.09	\$67,841.36
17	8	0.008071710	\$4,035.86	\$68,609.54
134			GRAND TOTAL	\$500,000.00

Special Assessment Due 11/15/2023				
Total Units Per Stack	Stacks	Unit Percentage	Payment Per Unit	Total Per Stack
1	102	0.007687110	\$3,843.56	\$3,843.56
17	1	0.008071710	\$4,035.86	\$68,609.54
17	2	0.008367370	\$4,183.69	\$71,122.65
17	3	0.005438110	\$2,719.06	\$46,223.94
17	4	0.007772630	\$3,886.32	\$66,067.36
16	5	0.007772630	\$3,886.32	\$62,181.04
16	6	0.005687630	\$2,843.82	\$45,501.04
16	7	0.008480170	\$4,240.09	\$67,841.36
17	8	0.008071710	\$4,035.86	\$68,609.54
134			GRAND TOTAL	\$500,000.00

Adjournment:

Steve Segal motions to adjourn the meeting, seconded by Stella Shelby. The meeting adjourned at 6:33pm.