

From:
To:
Subject:
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From: BORS Neighbor <concernedownerbor@gmail.com>
Sent: Tuesday, March 17, 2026 12:41 PM
Subject: BORS 3/16 Meeting Update

Dear Brickell on the River South Owners,

For those who were unable to attend the March 16 board meeting, we want to share a summary of what occurred and why it is important for all owners to stay informed in the coming weeks.

MEETING CONDUCT AND OWNER PARTICIPATION

1. **ATTORNEY RAN THE MEETING, NOT THE BOARD** — The association's attorney, Michael Gangora, ran the entire meeting while the board president sat next to him head down on his phone, which can be seen on camera. In addition Michael Cleaver, also a board member, was not present for the second consecutive meeting. Multiple owners asked why the board keeps hiring an attorney for every meeting instead of leading themselves.
2. **OWNERS WERE CUT OFF AND DISMISSED** — Owners asking legitimate questions were told they were making "campaign speeches." The attorney told one owner, "Your time speaking is done." People were given "one shot" and cut off even when their questions hadn't been answered.
3. **QUESTIONS WENT UNANSWERED** — When asked directly how grandfathered owners' rights would be protected, the attorney said to "Google it" and "ask ChatGPT." This is the attorney we are paying for. He repeatedly reminded us he represents the corporation, not individual owners — while refusing to give the corporation's owners basic legal information about the very amendment being proposed.

PROPOSED AMENDMENT

At the meeting, the board rushed forward with a motion related to a proposed amendment to the condominium documents concerning rental restrictions, without allowing owners to comment beforehand. An owner pointed out that under Florida Statute 718, owners should

be able to ask questions before a vote, the attorney said comments would come after the motion.

There was no transparency on the actual proposal and no specific amendment language was provided during the meeting. Despite clearly having discussed the amendment details with their attorney, the board refused to share the specific language they are proposing. When owners pushed for specifics, the attorney said the details would come "in the mail" — meaning owners would have limited time to review and respond to changes that affect their property rights.

The recording of the meeting can be viewed here: <https://youtu.be/iVXtZnswJ50>

THE ELECTION IS UNDER DISPUTE

Here is something the board does not want you to focus on: an arbitration petition regarding the January 8, 2026 election has been filed with the DBPR (Department of Business and Professional Regulation) as of March 10, 2026. The association and their law firm were notified that same day.

Despite knowing the legitimacy of their own election is being formally challenged, this board is rushing to amend our condominium documents. When confronted about this, the board president stated: "As long as we don't receive official notification from the DBPR, we are the board and we are entitled to do what we are doing."

They know. They are choosing to ignore it and push forward anyway.

THE FINANCIAL REALITY

As was raised during the meeting by a mortgage professional in our community: our building is currently not warrantable. That means:

- Buyers cannot get conventional financing
- Buyers need 20%+ down payments and face higher interest rates
- Our property values have already declined
- The buyer pool for our units has shrunk significantly
- The Miami real estate community already views this as a troubled building

Adding further rental restrictions on top of this will only make it harder to sell, harder to rent, and harder to maintain the value of our investments.

WHAT WE NEED TO DO

1. STAY INFORMED — A unit owner vote on this amendment is expected in May. You will receive a notice and proxy package by mail. READ EVERY WORD. **Make sure the**

management office has your correct mailing address.

2. **VOTE NO ON THE AMENDMENT** — Unless the board provides actual data, a cost analysis, and a clear explanation of how grandfathered owners' rights will be protected, there is no reason to hand them more power over your property.

3. **SUPPORT THE ELECTION ARBITRATION** — The legitimacy of this board is being formally challenged. A board whose election is under dispute should not be making sweeping changes to our governing documents.

4. **ATTEND THE NEXT MEETING** — Show up. Log on. Ask questions. Make your voice heard. This board is counting on owner apathy.

5. **KNOW YOUR RIGHTS** — Review Florida Statute Chapter 718 (the Condominium Act), specifically the sections on rental restrictions and the protections for owners who vote no. Do not rely on this board or their attorney to explain your rights to you.

This board ran on "transparency" and "accountability." What we saw on March 16th was the opposite. They hid behind a lawyer, refused to answer questions, dismissed legitimate concerns, and rushed a vote on a process that could fundamentally change what it means to own in this building.

Because this topic can be complex, we are offering to organize a Q&A Video call open to all owners. Please reach out so we can include you on the meeting invitation.

Please share this with any owner you know who may not have been at the meeting. We need every voice for the May vote.

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