



From: Lina Gonzalez - Brickell on the River <manager@borsouth.com>
Sent: Friday, January 9, 2026 11:55 AM
To: BORConcierge@MiamiManagement.com <BORConcierge@MiamiManagement.com>
Subject: BORS: Results of the Second Annual Meeting and Election

Dear Unit Owners,
Based on instructions received from Association Attorney, We are writing to share the results of the Second Annual Meeting. The official election results have just been received today at 11:31AM.
As discussed at the meeting, Mr. Russo was appointed as the independent reviewer of the election. Her written report confirming the election review is attached to this email for your records.



Susan Russo



To: Carolina Sznajderman Sheir <csheir@eisingerlaw.com>

Fri 1/9/2026 11:31 AM

Cc: Maharaj, Aneel <aneel.maharaj@myfloridalicense.com>; BORS | Manager; +1 other



Greetings to all,

Please see the attached election results for the 2026 Board of Directors and for the Master Association.

Thank you for your time and patience in finalizing the election.

Sincerely,
Susan Russo - Appointed

Thank you to all unit owners who participated in the meeting and the election process. Should you have any questions regarding the results or the attached report, please feel free to reach out.
Sincerely,

- manager@borsouth.com
- (305) 579-0044
- Community Website
- Brickell on the River



Lina Gonzalez

Property Manager



ELECTORAL FINAL REPORT

2026 Election of Directors

Electoral Vote Data

348

Total units

Start Date
12.17.2025
Opt-In Deadline
01.05.2026
End Date
01.08.2026

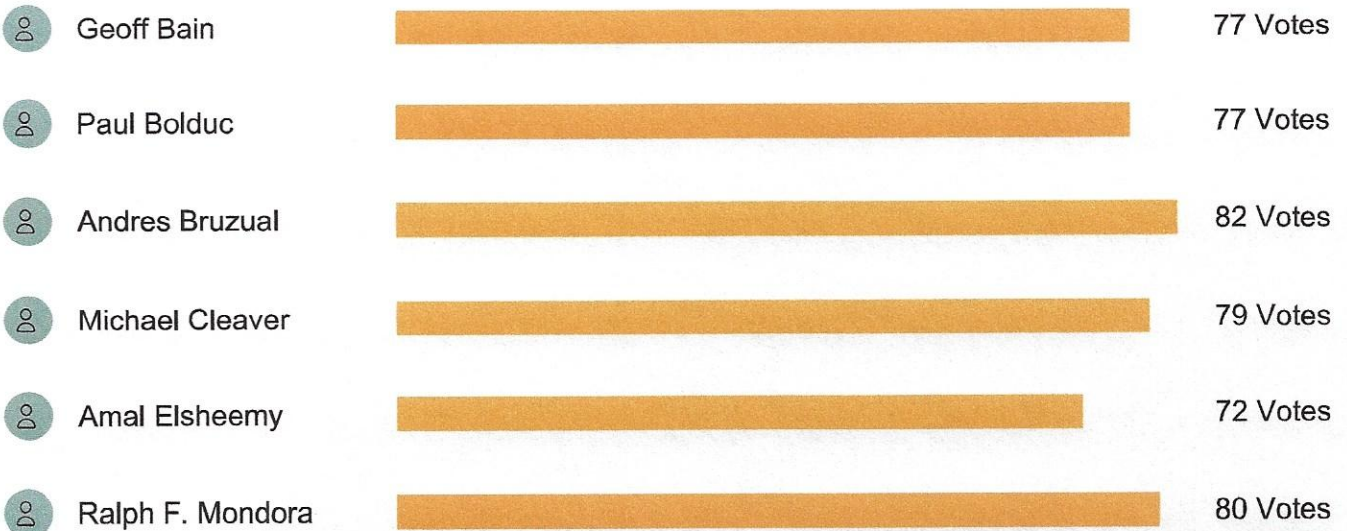
156

Units Voted

44.8%

Participated

TALLY



BRICKELL ON THE RIVER SOUTH TOWER CONDOMINIUM ASSOCIATION, INC.
THURSDAY, JANUARY 8, 2026 AT 6:30 PM

Name of Candidate	Election of Officers Tally Sheet																			
35	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
GEOFF BAIN	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

35	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
PAUL BOLDUC	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

37	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
ANDRES BRUZUAL	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

36	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
MICHAEL CLEAVER	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

34	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
AMAL ELSHEEMY	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

35	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
RALPH F. MONDORA	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Impartial Committee

[Signature]
Sign Here

First Name/Last Name Unit #

Jessica Santillan
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Impartial Committee

[Signature]
Sign Here

First Name/Last Name Unit #

Robin Mondora
Print Here



ELECTORAL FINAL REPORT

Master Association Voting Member

Electoral Vote Data

Start Date
12.17.2025
Opt-In Deadline
01.05.2026
End Date
01.08.2026

348

Total units

149

Units Voted

42.8%

Participated

TALLY



Geoff Bain



70 Votes



Carmelo Vittorio de
Stefano



79 Votes

BRICKELL ON THE RIVER SOUTH TOWER CONDOMINIUM ASSOCIATION, INC.

THURSDAY, JANUARY 8, 2026 AT 6:30 PM

Name of Candidate	ELECTION ON MASTER ASSOCIATION Tally Sheet																			
34 GEOFF BAIN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
37 CARMELO VITTORIO DE STEFANO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
LEVINE, DENISE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Impartial Committee

Jessica Santoran
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First Name/Last Name Unit #

Election Monitor
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Impartial Committee

Jessica Santoran
Sign Here

First Name/Last Name Unit #

Jessica Santoran
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