

DRB20-0577 1420 Bay Road - 1508 Bay Road –Flamingo (Nov 3. 2020)

Dear Board,

We are now in November 2020 but still have to suffer with bad design work and non fixed items not only architectural but also functionally points.

When you as af Board make approvals and decisions at Flamingo with Aimco its has major bad effect on the whole community and resort with almost 340+ owners.

DRB 2017:

Issues from Nov. 2017 which we have to highlight and mention for all matters - to help the new DRB members and existing members.

Everytime the DRB makes something at Flamingo it is a tremendous astronomical influence on the owners of South Towner around 340 owners of 562 unit since Aimco owns the rest of the units. The costs everytime the Board of DRB makes wrong decision based on incorrect information and lack of truths from Aimco, not to mention the Designs and work are not made like pictures drawings and bad quality work. Its more and more like the resort is 3 different towers, not pretty and not functional and nice looking like photoshop pictures and bad improvement designs. Sometimes the designs get worse than it was before and things are not made in common interest at the resort.

Like told before...

- Many things from previous meetings are not made, even though it was promises, it was a motion and agreed for the full approval in Nov 2017 and probally before in other meetings.

Please - Dont approve anything if its not with the acceptance of the individual owners and the people that live and use the resort and pay taxes, thank you.

Visit the resort and Flamingo and see the lack of work and bad design and bad material, its like a fraud project. Design should be an improvement not an aggravation.

Just to mention some point:

-No design in south like the other tower, only approval here for north tower. This should at least be equal buildings and look like a community resort not individual towers. Its 2-3 different buildings now with different Design and looks which confuses people. We dont get common look from Bay Road or Bay side and water front.

-Design and lack of quality material.

In general also for all former approved projects.

-No easy access via south gate. Terrible access and entrance for owners.

-No easy access via south tower (more difficult even for owners and less healthy).

-No **own seperat entrance** like Aimco promised at the DRB nov 2017 meeting

-No pedestrians entry at south gate, owners have to walk 1 km. to get in.

-No valet parking at south tower. (maybe someway now since Oct meeting).

-No pick up pin point for ride shares (Uber/lyft you have to walk a mile with many suitcase and stuff to get picked up – difficult access for ride shares instead stacking).

-Water damage, electricity damage, water leaks many places, bad material work, rebuild after less than a year, both new and former projects approved by DRB etc.

-Landscape not like on pictures. Landscape not open, no Bay view from 15st, not nice and good looking landscape, hide the building and entrance - not maintained.

-Small walkways to small not possible to pass other people, not possible to go with strollers, bikes etc. definatly not like on pictures, fake pictures for approval. Same inside the resort max. 1,5 m. wide and less than on approved documents and before where we had nice walkways.

- Everybody promised + motions made and designs approved to Aimco if not made - Aimco have to fix it! We need control of performed projects.

- Restaurant only with ambient music and no alcohol! Its not in the interest of owners. We have Lincol Rd and Ocean Drive and many other nice places nearby.

By the way: Restaurant space, with lots of seats, alcohol and many people (Aimco said the opposite in nov. 2017. (No alcohol, not much people, ambient music) A place for everybody cosy nice relaxing nothing like a place as they want now... **This has been their plan all the way like with moving main entrance to North Tower. Everything for the benefit of Aimco and against owners.**

- The Twin towers and design / look of the building should be corresponding similar towers like sister towers not a nice looking tower and the ugly sister tower since the costs are paid by owners too. Why different looks and design?

- The stucco - must. be preserved with as much in common as possible, pictures in general nice photoshop but not made likewise in design etc. To much photoshop and nice looking architect picture but to little reality and function and nice design.

-GYM/HEALTH CLUB: Why would anybody want to move our Gym from 8th floor with perfect downtown city and bay water front view? Its the best Gym view in Miami
- Yoga on the balcony when sundown, energetic view for better workouts. If anyone wants to move that gym with super views for everyone's best interest in the resort, then it can only be for their own gain and private desire and financial interest and gain instead of all owners. One of the main reason for me to purchase my unit was the bay view and city view together with the delicious Gym view, and soon DRB / Aimco will have ruined it for the owners! Makes no sense for users and owners.

- The Health Club is part of our REA, and its location is also in the REA can not be made by leading us behind our backs. Expect non approval for this at all times.

Concern in general: The DRB need to know that Aimco has had a track record of making assertions to the DRB, but the execution of those plans falls short of what it promised less quality nice design, less functionality renovations.

I am as an owner for 12,5yr, vandalized by the impact on your life here has been diminished by these 'fake improvements' by Aimco. That the design has actually negatively impacted our life here in South Beach.

The bay, which gave me the most beautiful panoramic views from my unit now has crazy concrete things outside my windows at ground floor level, and landscape blocking the view like many other places at South Tower.

The gym, which give me panoramic views of the bay and the Miami skyline has been replaced with a ground floor location. No material or access or anything has been limited, and the design has ignored one third of the occupants of the property.

Suggestion: Any further action by the DBR should not be undertaken until Phase 1 and 2 are resolved ie; Broken side walks in front of STC 300' apron for over a year. Flooding/Storm drainage affecting Main FPL Electrical Vault rooms, Mechanical Vaults, Telephone and Communication Vaults, Ingress/Egress to STC Lobby and ground floor commercial units, Dog Park and health concerns, Landscaping and line of site obstructing views for existing residents who live in the community! Together with all the above mentioned matters - which clearly are not made, if Aimco can cheat past they will do it - Can not be right that we owners have to go via DRB for things to work at Flamingo just a little sensibly. Only approval with the accession from the real Owners Group who represent the independent Owners of Flamingo - The real people living there - people from all over the world.

A fact is that its better not to make any decision if just a little doubt, when its Aimco there are always more ghosts in the closet and bad decisions can be sued and held liable. Always be aware that Aimco stomps over the Owners at South Tower at any time - Even though the Owners actually have better Design quality purpose and ideas with better results and functionality.

it is so inflamed that the election of the board has been postponed as insanely bad work has been done for many years besides the owners and false decision made there is unjustifiably poorly done which can also be attributed to the design related things. Please stop the madness!!! It will be a waste of good judgment to make decisions on inappropriate materials.

As a summary I have to point out the differences about the buildings, we / owners / people from around the world that come to Miami are not going for an old tower vs. new tower from same year. Not to mention all parts pay the same for these projects.

Major concern for all issues privat or not private, every time the DRB makes an approval the costs for owners will be tremendous for all of those 340 owner/people...

We should have to get a motion for the approval that they can not finally approve before issues from latest approval is 100% complete from way back years ago all points.

Motion about that the projects has to be approved from the owners, not only Aimco, Board with Aimco, but also public owners the people living there and pay maintenance and taxes.

Important action: DRB have to make a time horizon for any given project approved to Aimco with their lack of history - max period of building time -complete time- before they have to compensate (owners)!

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