

NONPROFIT  
CORPORATION  
ANNUAL REPORT  
1999



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State  
DIVISION OF CORPORATIONS

DOCUMENT #

AMENDMENT

1 Corporation Name

ANDOR PLAZA ASSOCIATION, INC.

714823

FILED

99 OCT -5 PM 4:49

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Principal Place of Business

16850 SOUTH GLADES DR.  
NORTH MIAMI BEACH, FLORIDA  
33162

Mailing Address

306 ALCAZAR AVE. SUITE 303  
CORAL GABLES, FLORIDA 33134

2 Principal Place of Business

16850 S. GLADES DR.  
Suite, Apt. #, etc.

2a. Mailing Address

306 ALCAZAR AVE.  
Suite, Apt. #, etc.  
SUITE 303

3. Date Incorporated or Qualified

4. FEI Number

59-1303146

Applied For

Not Applicable

5. Certificate of Status Desired

☐

Additional Fee Required

6. Election Campaign Financing  
Trust Fund Contribution

☐

May Be Added to Fees

9. Name and Address of Current Registered Agent

SKRLD, INC.  
201 ALHAMBRA CIRCLE  
SUITE 1102  
CORAL GABLES, FLORIDA 33134

10. Name and Address of New Registered Agent

81 Name

82 Street Address (P.O. Box Number is Not Acceptable)

83

84 City

FL

85 Zip Code

11. Pursuant to the provisions of Sections 617.0502 and 617.1508, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, to the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 617.0503, Florida Statutes.

SIGNATURE

(NOTE: Registered Agent signature required when retaking)

DATE

6/4/99

12a. OFFICERS AND DIRECTORS

TITLE	NAME	STREET ADDRESS	CITY-ST-ZIP	DELETE
PRESIDENT	FREDDIE COOK	16850 S. GLADES DR.	NORTH MIAMI BEACH, FLORIDA 33162	<input checked="" type="checkbox"/>
VICE PRESIDENT	BERTHA SANTELICES	16850 S. GLADES DR.	NORTH MIAMI BEACH, FLORIDA 33162	<input checked="" type="checkbox"/>
DIRECTOR	BERGER HILDE	16850 S. GLADES DR.	NORTH MIAMI BEACH, FLORIDA 33162	<input checked="" type="checkbox"/>
VICE PRESIDENT	PEDRO ROSARIO	16850 S. GLADES DR.	NORTH MIAMI BEACH, FLORIDA 33162	<input checked="" type="checkbox"/>
SECRETARY	ELEANOR JAFFE	16850 S. GLADES DR.	NORTH MIAMI BEACH, FLORIDA 33162	<input checked="" type="checkbox"/>

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE	1.2 NAME	1.3 STREET ADDRESS	1.4 CITY-ST-ZIP	Change	Add
NONE				<input type="checkbox"/>	<input type="checkbox"/>
1.1 TITLE	1.2 NAME	1.3 STREET ADDRESS	1.4 CITY-ST-ZIP	Change	Add
				<input type="checkbox"/>	<input type="checkbox"/>
1.1 TITLE	1.2 NAME	1.3 STREET ADDRESS	1.4 CITY-ST-ZIP	Change	Add
				<input type="checkbox"/>	<input type="checkbox"/>
1.1 TITLE	1.2 NAME	1.3 STREET ADDRESS	1.4 CITY-ST-ZIP	Change	Add
				<input type="checkbox"/>	<input type="checkbox"/>
1.1 TITLE	1.2 NAME	1.3 STREET ADDRESS	1.4 CITY-ST-ZIP	Change	Add
				<input type="checkbox"/>	<input type="checkbox"/>
1.1 TITLE	1.2 NAME	1.3 STREET ADDRESS	1.4 CITY-ST-ZIP	Change	Add
				<input type="checkbox"/>	<input type="checkbox"/>

14. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address, with all other like empowered.

SIGNATURE:

SIGNATURE REQUIRED x

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Daytime Phone #

x

Rec'd

Law Offices  
H. HUGH McCONNELL, P.A.

SUITE 1102  
201 ALHAMBRA CIRCLE  
CORAL GABLES, FL 33134

TELEPHONE: (305) 854-5131  
FACSIMILE: (305) 448-8608

April 23, 1999

Unit Owner  
Andor Plaza Association, Inc.

Re: Eugenia Cook v. Andor Plaza Association, Inc., Case No. 99-06561  
CA-11, Circuit Court of the 11<sup>th</sup> Judicial Circuit in and for Dade  
County, Florida

Dear Unit Owner:

On April 14, 1999, in the above-referenced lawsuit, the Circuit Court placed Andor Plaza Association, Inc., in receivership, appointing the undersigned as receiver.

The Court's action was preceded by the resignation of two of the four elected board members of the Association, which effectively left the Association without a quorum capable of governing the affairs of the condominium. The purpose of the receivership is to manage the Association until its financial affairs can be brought in order, an effective board can be installed, and the business of the condominium conducted without the need for oversight of the Court.

At the present time, the Association is burdened with certain problems which must be addressed. It appears that several owners are delinquent in the payment of their maintenance assessments. A significant number of units are owned by persons not residing at the condominium, contributing to an apparent lack of interest in the daily affairs of the condominium characteristic of absentee ownership. There has been no professional management of the property for a number of years.

There are presently insufficient reserves to accomplish the reroofing, painting, waterproofing and other major repairs to the physical plant. The roof is reported to be leaking and in substantial need of reroofing. It also appears that the Association has inadequate funds to cover other major expenses, such as including insurance. In these circumstances it will most likely be necessary to make a special assessment (in addition to the budgeted monthly assessment) upon every unit owner to gather sufficient funds to meet the Association's needs.

At the present time the receivership is still assessing the extent of the Association's difficulties in order to try to correct the situation. To that end, I have retained the law firm of Siegfried, Rivera, Lerner, De La Torre & Sobel, P.A., to represent the receivership. I have also hired Global Investment Properties, Inc., as the property manager for the condominium.

It should be apparent to each of you that the problems confronting the Association are the result of the failure of many unit owners to take an interest in, and responsibility for, your property. The problems cannot be solved unless substantially more unit owners become actively involved in the Association and, at a minimum, become financially responsible by paying all back assessments and all future assessments as they become due. Unless the Association obtains the necessary cash to run its affairs, the present problems may become yet more severe. 3

You should also know that having the property in the hands of the Court is inefficient and expensive. It should be the goal of all unit owners to place the Association back in your own hands as quickly as possible. That can only happen through your actively participating in the condominium and promptly paying all assessments that may be due.

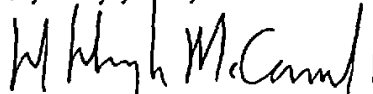
For the present time, all maintenance assessments should be sent to the the property manager, Global Investment Properties, Inc., at the following address:

Hildegard Leschhorn, C.A.M.  
Global Investment Properties, Inc.  
305 Alcazar Ave. Suite 303  
Coral Gables, FL 33134

Checks should be made payable to Andor Plaza Association, Inc.. In the near future, the property manager will send you coupons with which to make your payments. All assessments will be deposited into a special receivership account for the condominium. In order to collect assessments that are in arrears, the Receiver is prepared to take immediate measures, including the filing of liens, and the foreclosure of same, against delinquent units. This process is expensive. In order to avoid additional harm to your condominium and the unnecessary expenditure of legal fees in the collection of assessments, please bring your unit current as soon as possible.

All questions regarding the Association should be directed to Global Investment Properties, Inc., at (305) 443-4488. To minimize expense to the Association, do not contact the Receiver regarding your unit.

Very truly yours,



H. Hugh McConnell  
Receiver

HHM/ja