

KINGS PARK

KINGS PARK CONDOMINIUM GARDEN APARTMENTS, INC.

Letter from the President

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Greetings from your 2026 Board of Directors.

We are committed to building a community where every resident—whether homeowner or renter, new or long-time—feels welcomed and respected.

As part of that commitment, we are hosting a Bunny Hop Egg Hunt on April 4 and a Community Gardening Day on April 26. Please join us!

Maintaining our five-acre community takes a village, and we are always looking for volunteers to get involved. Whether you are a homeowner, renter, or snowbird, we encourage you to reach out to kingspk@ciramail.com to express your interest in volunteering.

We are continuing the momentum of last year's Board, moving forward with both planned, budgeted projects and addressing new priorities as they arise. We were off and running on day one, when an unexpected incident—a plumber accidentally cutting a pipe—resulted in flooding in Building B. The situation was handled promptly, and all necessary repairs were completed without delay.

4025 N Federal Highway
Oakland Park, FL 33308

Contact Us

kingspk@ciramail.com
866.473.2573 Ext. 2447

Visit

KingsParkCondos.org

President

John Michael Quinn

Vice President

Michael Pasterino

Secretary

Ned Featherstone

Treasurer

Ina Marjakangas

Director

Chana Wasserman

Property Manager

Lisa Iturrizaga
RealManage, LLC
11784 West Sample Road
Coral Springs, FL 33065

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Elevator Repairs in Progress

We recently learned that all three elevators did not pass inspection. In addition, the Building C elevator has experienced repeated outages; however, we're pleased to report that the underlying issue has now been identified and is in the process of being repaired. It's important for residents to know that these elevators were not newly installed, but rather refurbished (known as "modernization") prior to installation. All necessary steps have been taken to address these issues, and repairs are scheduled for completion by April 30.

Mansard Warranty Update

Our mansard vendor, Chase Roofing, has permanently closed and been sold to a private equity firm. As a result, any warranties associated with their work on the mansard project are no longer valid. We became aware of this situation after being contacted by one of their suppliers regarding unpaid material invoices.

Roof Drainage Project Underway

The roofs on Buildings A and C are equipped with a drainage system designed to direct water safely off the roof. Scrubbers, a type of drain cover or debris screen, are currently being installed to prevent blockages in those drains.

Pool Resurfacing & Planned Repairs

We are currently reviewing proposals for pool resurfacing and related improvements. During the resurfacing evaluation process, a leak was identified, and the plan is to address it alongside the resurfacing work so the pool only needs to be drained once.

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Building B Flooring Upgrade

We are planning to replace the existing carpet in Building B with a more stylish flooring option. Quotes are currently being obtained and will be available soon.

Building A Concrete Repairs

Gouges in the second-floor concrete of Building A have been identified, and we are currently obtaining quotes to complete the necessary repairs.

DUE NOW: Your Ballots for Amendments to the By-Laws

We are still collecting proxies for the three amendments through May 9, 2026: (1) achieve a majority vote of the owners for certain expenditures costing greater than \$150,000, (2) prohibit renting within the first year of ownership, and (3) restrict the amount of rentals at the Association to 25%.

If you have already submitted your proxy ballot — thank you. If you have not, please submit your vote as quickly as possible. If you have misplaced your ballot, you can request a new one by contacting kingspk@ciramail.com.

Mail your completed proxy ballot to:

KINGS PARK CONDOMINIUM GARDEN APARTMENTS, INC.
c/o Lisa Iturrizaga | RealManage, LLC
11784 West Sample Road
Coral Springs, FL 33065

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DUE NOW: Your Ballots for Amendments to the By-Laws

What your YES vote means:

(1) Achieve a majority vote of the owners for certain expenditures costing greater than \$150,000

Prevents future Boards of Directors from committing significant homeowner funds to non-essential projects without homeowner approval.

(2) Prohibit renting within the first year of ownership

Encourages homeownership by discouraging investors from purchasing units solely for rental purposes.

(3) Restrict the amount of rentals at the Association to 25%

Helps future homeowners secure mortgages, encouraging long-term residency and keeping Kings Park affordable for non-cash buyers.

Warmly,

John Michael Quinn

John Michael Quinn
President