

# *Newport Miami Beach Condominium Association, Inc.*

SPECIAL MEETING OF NEWPORT MIAMI BEACH CONDOMINIUM ASSOCIATION,  
INC.

December 6, 2022

The Special Meeting for Newport Miami Beach Condominium Association, Inc. was called to order at 10:10 a.m. EST on Tuesday, December 6, 2022 in the Tiffany Room at 16701 Collins Avenue, Miami Beach, Florida. Rob Webb, Legal Counsel for the Developer was unanimously elected Chairman of the meeting. Mr. Webb then introduced those at the dais including himself as well as Ray Nyhuis, President of the Association, Jorge Friedmann, acting Secretary of the Association, Macy Munz, legal assistant, Ryan Poliakoff, Legal Counsel for the Association, and Howard Gnatt, representative of the management company.

After Mr. Gnatt certified that approximately 80% of the owners of the condominium were either present or represented by proxy, Mr. Webb declared that there was a quorum, and that the Special meeting was validly called and constituted.

Mr. Gnatt presented the mailing affidavit as well as USPS receipts as proof of timely mailing of the Special Meeting notices. Mr. Webb established that the Special Meeting notice and order of business were timely posted at the Property in advance of the Special Meeting.

Mr. Webb made a motion to waive the reading and approval of the meeting minutes of the last regular meeting and proposed such minutes be approved at the next scheduled Board meeting. There were no objections to such motion.

The next order of business was a recap of the amendments to the Fourth Amendment to the Condominium Declaration, the securing of a C-PACE Loan and the C-PACE Allocation and C-PACE Loan Repayment Guaranty.

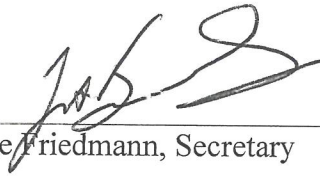
Mr. Webb called for a vote of all in attendance to approve the Fourth Amendment to the Condominium Declaration. Edward Hurowitz representing the Developer made a motion for approval that was seconded by Jorge Friedmann. There being no dissent, Mr. Webb declared the Fourth Amendment to the Condominium Declaration was approved.

Mr. Webb called for a vote of all in attendance to approve the C-PACE Allocation and C-PACE Loan Repayment Guaranty. Edward Hurowitz representing the Developer made the motion for approval that was seconded by Jorge Friedmann. There being no dissent, Mr. Webb declared the C-PACE Allocation and C-PACE Loan Repayment Guaranty approved.

Mr. Webb called for a vote of all in attendance to approve the C-PACE Loan and the requisite authority of the Board of Directors and Association President to execute and deliver all agreements, resolutions, documents and instruments, and to take all other actions, necessary or appropriate to effectuate and implement the C-PACE Loan on behalf of the Association. Edward Hurowitz, representing the Developer made the motion for approval that was seconded by Jorge Friedmann. There being no dissent, Mr. Webb declared the C-PACE Loan and the requisite authority of the Board of Directors and Association President to execute and deliver all

agreements, resolutions, documents and instruments, and to take all other actions, necessary or appropriate to effectuate and implement the C-PACE Loan on behalf of the Association.

There being no unfinished or new business, Mr. Webb adjourned the meeting at 10:19 a.m. EST.

  
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Jorge Friedmann, Secretary

12/6/2022  
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Date