

**Second Notice of the Annual Meeting and Election of Directors for**  
**Oasis A Condominium Association, Inc.**  
**("Association")**

Dear Unit Owner:

The Annual Meeting of the Association will be held on on Wednesday, November 20, 2024 at 7:00 p.m., at the Association East Pool. Sign-in will commence at 6:45 p.m. Enclosed please find a copy of the Notice of the Annual Meeting with the Agenda.

In addition to the Annual Meeting, the Unit Owners shall be conducting an election. In furtherance of the first notice, the members will be electing members of the Association to fill SEVEN (7) director positions on the Board of Directors. The Election shall coincide with the Annual Meeting. A candidate application form was provided to all members, whereby you could nominate yourself for the election to the Board of Directors. The Association received fourteen (14) candidate forms from Joan Caron, Ana Causo, Maria Claudia Corradine Mora, John U. Darden, Audrey Jennifer Enfield, Noelia Estevez de Rosario, Carmen Fernandez Valle, Thomas V. Grushnys, Vivian Gude , Nancy Iliffe, Marisol Mederos, Maria Medina Perez, Katarina Perez, and Susana Proenza. The Association also received the attached information sheets, prepared by the candidates, who are solely responsible for their contents. The Election of Directors shall be by written Ballots and no Proxies may be used in connection with the Election. Enclosed please find a Ballot with an alphabetical list of the candidates for the SEVEN (7) Directors positions. While a quorum is no longer required for the election of directors, at least 20% of the eligible units must cast votes in order to have an election.

In order for the Annual Meeting to take place, it is necessary to establish a quorum for business to be conducted. The law permits the use of a Proxy for the purpose of establishing a quorum. Therefore, we are enclosing a Limited Proxy for the purpose of establishing a quorum. To establish a quorum, a majority of the voting interest of the Association need to be present at the annual meeting, either in person or by proxy.

The enclosed Limited Proxy must be signed by the designated voting Member of the Unit. The enclosed Certificate of Appointment of a Voting Member is for the purpose of establishing the party who is authorized to vote for a Unit owned by more than one person or a corporation or other legal entity, except a husband and wife. A Voting Certificate is not needed if the Unit is owned only by one person. A Voting Certificate is not a Proxy and may not be used as such. A Voting Certificate must be signed by all of the owners of the Unit or the appropriate corporate officer.

**INSTRUCTIONS FOR COMPLETING THE BALLOT FOR ELECTION**

1. Place an x in the boxes on the Ballot next to the names of the candidates you wish to elect to the Board of Directors. (DO NOT VOTE FOR MORE THAN SEVEN (7) CANDIDATES OR YOUR BALLOT WILL BE INVALIDATED.)
2. The completed Ballot must be inserted into the smaller envelope marked Ballot Only and the envelope must be sealed. DO NOT INSERT MORE THAN ONE BALLOT PER ENVELOPE. DO NOT SIGN THE BALLOT.
3. Insert the sealed smaller envelope marked Ballot Only in the self-addressed larger return envelope marked Ballot Return Envelope and seal the larger envelope.
4. The designated Voting Member or the sole owner for the Unit or husband or wife should sign and print his/her name and fill in the Unit number and Building Address in the spaces provided on the upper left hand corner of the larger self-addressed return envelope marked Ballot Return Envelope .
5. Mail or hand deliver the larger self addressed return envelope marked Ballot Return Envelope to the Association prior to the election.
6. If you are planning to attend the Annual Meeting you may cast your Ballot at the Annual Meeting.
7. In accordance with the By-Laws and Florida case law, upon receipt by the Association, no Ballot may be rescinded or changed.

**INSTRUCTIONS FOR COMPLETING THE LIMITED PROXY FOR ANNUAL MEETING**

1. Fill in your Address.
2. If you wish to designate a Proxy Holder other than the President of the Association, fill in the name of your designated Proxy Holder in the blank space provided.
3. Date the Limited Proxy.

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4. The Designated Voting Member, sole owner, or husband or wife should sign the Limited Proxy.

5. Return the Limited Proxy and the Certificate of Appointment of Voting Member to the Association in the enclosed self addressed envelope stamped Proxy/Voter Des. prior to the Annual Meeting. You may also submit your Proxy and/or Voting Certificate, if required to the Association's management office by facsimile to (305) 251-3849 or email at [efperezgarcia@caribbeanproperty.cc](mailto:efperezgarcia@caribbeanproperty.cc).

IN CLOSING, PER FLORIDA STATUTE 718, ANY MEMBER WHO IS MORE THAN 90 DAYS PAST DUE IN ITS MONETARY OBLIGATION TO THE ASSOCIATION WILL NOT BE PERMITTED TO VOTE IF THEIR VOTING RIGHTS HAVE BEEN SUSPENDED. ANY DIRECTOR OR OFFICER MORE THAN 90 DAYS DELINQUENT IN THE PAYMENT OF ANY MONETARY OBLIGATION DUE TO THE ASSOCIATION SHALL BE DEEMED TO HAVE ABANDONED THE OFFICE.

The envelopes received by the Association containing Ballots shall not be opened until the Election. Thank you for your assistance in conducting the affairs of the Association.

THE BOARD OF DIRECTORS

Dated this 1<sup>st</sup> day of November, 2024.

**Oasis A Condominium Association, Inc.**  
**("Association")**  
**Annual Meeting and Election of Directors**

NOTICE IS HEREBY GIVEN that the Annual Meeting of Members of the Association will be held on Wednesday, November 20, 2024 at 7:00 p.m., at the Association East Pool. Sign-in will commence at 6:45 p.m. Immediately following the Annual Meeting, a meeting of the Board of Directors will be convened.

A. **ELECTION OF DIRECTORS**

1. Appointment of inspectors of Election.
2. Checking of the signatures and unit identification on the outer Ballot envelopes against the list of qualified voters.
3. Removal of the Ballots from the inner envelopes and placement into receptacle.
4. Counting of the votes in the presence of the Unit owners to elect the Directors of the Board.
5. Determination that at least twenty percent (20% ) of the eligible voters have cast Ballots in order to have a valid Election.
6. Announcement of Directors elected to the Board.

B. **AGENDA FOR ANNUAL MEETING**

1. Determination of a Quorum.
2. Proof of Notice of Annual Meeting or Waiver of Notice.
3. Unfinished business.
4. New business.
5. Adjournment.

C. **AGENDA FOR BOARD OF DIRECTORS  
ORGANIZATIONAL MEETING**

1. Call to order.
2. Establishment of a quorum of Directors.
3. Election of Officers.
4. Board Member Certification.
5. Adjournment.

THE BOARD OF DIRECTORS

Dated this 1<sup>st</sup> day of November, 2024.

**Oasis A Condominium Association, Inc.**  
**Election Ballot**

Election to Board of Directors of Oasis A Condominium Association, Inc.

I hereby cast my vote for the following candidates to the Board of Directors of the Association. VOTE FOR UP TO SEVEN (7) CANDIDATES. YOUR BALLOT WILL BE VOID IF YOU VOTE FOR MORE THAN SEVEN (7) OF THE FOLLOWING:

Joan Caron	<input type="checkbox"/>
Ana Causo	<input type="checkbox"/>
Maria Claudia Corradine Mora	<input type="checkbox"/>
John U. Darden	<input type="checkbox"/>
Audrey Jennifer Enfield	<input type="checkbox"/>
Noelia Estevez de Rosario	<input type="checkbox"/>
Carmen Fernandez Valle	<input type="checkbox"/>
Thomas V. Grushnys	<input type="checkbox"/>
Vivian Gude	<input type="checkbox"/>
Nancy Iliffe	<input type="checkbox"/>
Marisol Mederos	<input type="checkbox"/>
Maria Medina Perez	<input type="checkbox"/>
Katarina Perez	<input type="checkbox"/>
Susana Proenza	<input type="checkbox"/>

**PLACE AN X IN THE BOX (ES) NEXT TO YOUR SELECTION(S).**

**DO NOT SIGN OR IDENTIFY YOUR BALLOT.**

**PLACE IN THE ENVELOPE MARKED BALLOT ONLY .**

**INSERT THE ENVELOPE MARKED "BALLOT ONLY" CONTAINING YOUR ENCLOSED BALLOT IN THE LARGER ENVELOPE MARKED "BALLOT RETURN ENVELOPE.**

**THE DESIGNATED VOTING MEMBER OR THE UNIT OWNER OF THE UNIT SHOULD SIGN AND PRINT HIS/HER NAME AND FILL IN HIS/HER UNIT NUMBER IN THE SPACES PROVIDED ON THE LARGER ENVELOPE.**

**Proxy with Substitution of Nominee**  
**Oasis A Condominium Association, Inc.**  
**("Association")**

KNOWN BY ALL THESE MEN PRESENT:

The undersigned owner(s) or Voting Representative, for the Unit No. \_\_\_\_\_, Building No. \_\_\_\_\_ of Oasis A Condominium Association, Inc., hereby appoint(s) the President of the Association or \_\_\_\_\_ as my/our true and lawful Proxy with powers of substitution for an in the name of the undersigned for the purpose of achieving a quorum and for any other lawful purpose at the Annual Meeting of the membership of the Association to be held on Wednesday, November 20, 2024 at 7:00 p.m., at the Association East Pool.

**THIS PROXY CANNOT BE USED TO VOTE FOR DIRECTORS**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature of Lot Owner:

Signature of Lot Owner:

\_\_\_\_\_

\_\_\_\_\_

Print Name

Print Name

**DO NOT COMPLETE THIS SECTION.** This section is only to be filled in by the Proxy holder if they wish to appoint a substitute Proxy holder.

**SUBSTITUTION OF PROXY**

The undersigned, appointed as Proxy above, does hereby designate \_\_\_\_\_.

\_\_\_\_\_  
Signature of Proxy Holder

**THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

**Certificate of Appointment of Voting Member**

To the Secretary of  
Oasis A Condominium Association, Inc.  
("Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record Owners of Unit Address \_\_\_\_\_ have designated \_\_\_\_\_ (Name of Voting Member) as their representative to cast all votes and to express all approvals that such Owners may be utilities to cast or express at all meeting of the membership of the Association and for all other purposes provided by the Declaration, Articles of Incorporation, and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

(I) Unit owned by John Doe and his brother, Jim Doe - Voting Certificate required designating either John or Jim as the Voting Member (**NOT A THIRD PERSON**).

(II) Unit owned by Overseas, Inc., a corporation, Voting Certificate must be filed designating person entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.

(III) Unit owned by John Jones - **No Voting Certificate required.**

(IV) Unit owned by John Smith and his wife, Jane Smith - they may but are not required to execute a Voting Certificate.

**PRINT THE ONE INDIVIDUAL WHO VOTES, AND NO ONE ELSE. THIS FORM IS NOT A PROXY; SO PLEASE BE SURE TO DESIGNATE ONE OF THE JOINT OWNERS OF THE UNIT AS THE VOTING MEMBER, NOT A THIRD PERSON.**

This Certificate is made pursuant to the By-laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Date this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SIGNATURES FOR INDIVIDUAL OWNERS**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**SIGNATURES FOR CORPORATION OWNERS**

Attest: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**SIGNATURES FOR ENTITY OWNERS**

(Partnership, Trust or other entity)

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

PLEASE NOTE ANY UNIT OWNED JOINTLY BY TWO OR MORE INDIVIDUALS (OTHER THAN A HUSBAND AND WIFE) OR ANY UNIT OWNED BY A CORPORATION OR OTHER LEGAL ENTITY MUST FILE A VOTING CERTIFICATE BEFORE THE ANNUAL MEETING OR SUCH UNIT OWNER WILL NOT BE PERMITTED TO VOTE. IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR DESIGNEE, NO NEW CERTIFICATE NEED BE FILED.



Dear Oasis Friends and Neighbors,

I have lived at the Oasis since 1980 and began serving on the board in 2014 holding positions as director and president. Over the years I have either led or participated in many projects to upgrade our condominium. My goal for all of our projects is to listen to the residents' needs, preserve our 50+-years-old building structures while following condominium rules and regulations regarding safety and security, and work within our budget.

Please give me the opportunity to utilize my experience and dedication to the welfare of our community to serve again as a member of the Oasis Board.

Working with others is a very important part of being a board member as it is our job to represent all 204 units in the best manner possible. Prior to retirement I had 25 years of experience at the Miami Seaquarium as the Curator managing the various species of animals and the extensive staff that cares for them. Working with people is a skill that I enjoy putting to use for the benefit of our Oasis residents.

Please vote for me and give me the opportunity to serve on the Oasis Board and use all of my experience to make the Oasis the best possible community for all of us.

Sincerely,

Joan Caron

**Ana Causo**

4718 SW 67<sup>th</sup> Avenue, Unit B8

Miami, FL 33155

anacauso@gmail.com

(305) 898-1114

**Date: 10/16/24**

**To: Oasis, A Condominium Association**

**Subject: Statement of Interest in HOA Involvement**

Dear Oasis Neighbors,

I am writing to express my interest in becoming a more member on the Board of our Condominium Association. My name is Ana Causo, and I have been a resident of our neighborhood for just over two years. I am 34 years old and live in the community with my fiancé, Julian. As an attorney and currently serving as the Assistant Director of Clinical Trials at the University of Michigan, I bring a unique blend of professional expertise and a fresh perspective to our community.

Having witnessed the dedication and effort put forth by the current board over the years, I believe it is essential to introduce new ideas and approaches that reflect the needs of both current residents and future generations. My background in law equips me with strong problem-solving skills and an understanding of governance and compliance, which can be valuable assets in managing community issues effectively.

I am particularly passionate about ensuring that our neighborhood remains vibrant and competitive with others in the area. It is crucial that we not only preserve our community's charm but also implement thoughtful updates that enhance our living environment. I am eager to explore innovative solutions for community engagement, maintenance, and improvement that can benefit us all.

As someone who is committed to fostering a collaborative spirit, I am excited about the possibility of working alongside the existing board members to build a stronger, more inclusive community. I am dedicated to listening to the needs of residents and advocating for initiatives that reflect our collective interests.

Thank you for considering my application. I look forward to the opportunity to contribute positively to our neighborhood and help shape its future.

Sincerely,

Ana Causo, Esq.


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October 11, 2024

This letter is in support of my application to be reelected as a Board member of the Oasis A Condominium Association, Inc.

I moved to Oasis back on December of 2020 and have been part of the board as Director since 2021. In my first 2 years I participated in the Landscape Committee and with several projects including the reserves, the schedule of the maintenance duties for the community, update of the rules and regulations and the much-needed selection of the new property management company. I now serve as Secretary for the board.

Thank you,

  
Maria Claudia Corradine

07

Greetings Oasis Homeowners,

My name is Jennifer Enfield and I ask for your support for a position on the Oasis Board of Directors. I have lived at the Oasis for over 20 years. I currently work as a Director of Global Health Initiatives at Nicklaus Children's Hospital and in the past also worked in the international insurance sector with Generali and AXA Partners.

I have served on the Board several times in the past, actively involved in many previous impactful community improvements. Though Oasis is an older property, like many of you, I have always appreciated the green setting that I have yet to find at any other condo in Miami.

I am very aware of all the challenges our older property presents. I want to be sure our community maintains solid maintenance standards and executes on our pending projects while balancing the need to keep our maintenance fees reasonable. We do have many upcoming challenges with the 50-year recertification, the Lift Stations and our aging plumbing system, which we need to address. In my past role as a Board Member, I have always maintained an active role in helping find innovative solutions. I also want to be sure we execute on the various pending projects we have lined up. It is also my wish to work closely with the Board and Management Company to improve communications with Residents moving forward to help create a more neighborly environment.

I look forward to working with other Board Members and residents to help make Oasis an even better place to live.

Thank you in advance for your vote and confidence,

Jennifer Enfield

October 5, 2024

Dear Oasis neighbors,

My name is Noelia Estevez de Rosario, I've lived in this community for almost 5 years. I believe collaboration, sharing ideas and listening to owner's points of view is the optimal way to solve our challenges and care for our community. With my proactive focus on solutions, not problems, I would like the opportunity to be part of the Board. There's always room for improvement and I feel there is a group of new homeowners that deserve to bring their voice to the table.

I'm a community-based thinker with great attention to detail; I'm a Medical Doctor from the Dominican Republic, I've worked for the University of Miami for the last seven years and a half as a Safety Manager and I'm also now a student of the Master of Public Health program at the University of Miami.

I value respect, clear communication, hard work and I'll always prioritize the needs of the majority before my individual needs. If you count on these values, I would appreciate your vote.

Kind Regards,

Noelia Estevez de Rosario

Oasis B2

[estevez\\_noelia@hotmail.com](mailto:estevez_noelia@hotmail.com)

Dear Neighbors:

My name is Carmen Fernandez Valle, I have been a Licensed Clinical Social Worker for Miami Dade County Public Schools for the past 33 years. I am trained to listen well to clients, solve problems and manage crises daily. I am writing to ask for your support and your vote to retain me as a member of the Oasis Board of Directors.

I am a long-time resident of Oasis Condominiums. I have lived in this community for over 30 years, first as a renter and then as an owner. I have served on the Board of Directors throughout my time here in various capacities. I stepped away from the board for three years. In May of this past year, I filled a vacancy on the Board and was voted President.

As many of you know, this was a very difficult period here at Oasis, attempting to manage the community without an assigned property manager. This experience tapped into some of my skill sets of managing crises and emphasized a need to communicate more effectively and regularly to the community. I sincerely thank the residents who both publicly and privately gave me their feedback. I know that the Board and I have had to make very difficult and contentious decisions this year, both popular and unpopular. I have always strived to do what is best for this community.

We continue to face many challenges at the Oasis: maintenance fees driven higher by skyrocketing insurance, lift station repairs, the 50-year recertification, landscape and tree trimming plans, sidewalk projects, and needed general repairs. I hope to continue to serve on the Board of Directors to oversee the timely completion of these outstanding projects. I would also like the opportunity to work with our new (old) management company to demonstrate that with some additional technology and improved communication (with a more personal touch), we can provide Oasis residents with a management company that can meet our needs.

I ask you to please give me your vote in this election. I thank you for your support this year and I would be honored to continue to serve you as an Oasis Board member.

Sincerely,

Carmen Fernandez-Valle

THOMAS GRUSHNYS  
4732 S.W. 67<sup>TH</sup> AVE. #k-5  
MIAMI, FL 33155

Dear Neighbors,

I have been an owner at the Oasis since 1988 and have served on the Board of Directors for most of the time since then. I have seen many changes at the Oasis since that time and have always sought the opinions and desires of Oasis owners and residents about what improvements we want to accomplish in our community in addition to the regular maintenance and upkeep of our infrastructure and facilities. I personally would like to see us investigate the installation of solar collectors to provide electricity for the lighting in our pool areas and perimeter road. I would also like to see us install at least one charging for charging electric vehicles and to make the area known as the "doggie park" more user-friendly for children and families.

In addition, I realize that the periodic meetings of the Board of Directors are not just for the benefit of the Board members but for all members of the community as well. I have demanded that all meetings be held in person at one of our pool areas so that the greatest number of our residents can participate and be heard.

That being said, I would appreciate your vote for election to the Oasis Board of Directors.

Sincerely,

Tom Grushnys

October 16, 2024

Dear Neighbors,

I am once again asking for your vote for a position on the Oasis Condominium Board of Directors. Although I no longer live day to day at Oasis, My husband Stu and I own four apartments there and we have either lived or owned at Oasis since 1998. My daughter, Marie Mineo has lived at oasis for 20 years and we have a vested interest in the success of the property, We are often there to make sure the apartments are well cared for.

I have served on the Board since 2016 and as a director, it has been a pleasure to work with many residents to assist when they need help navigating the changes in management and other issues. I am always available to discuss and intervene when necessary and this has been gratifying. On the other hand, I have also been responsible for voting and making difficult judgement calls on many important financial decisions on behalf of residents. I take this very seriously and do my best to consider long-term residents as well as our younger new homeowners carefully. We are finally in a very good position and looking forward to making sure we get many new projects completed in a responsible manner in the coming years.

I hope you will take my experience into consideration when you vote. If you have questions or wish to speak directly with me, I am easily reached at 305-632-9229.

Sincerely,

Nancy Iliffe  
NILIFFE@AOL.COM  
305-632-9229



10/16/24

To the Oasis Board,

I am expressing interest in running for the Board at the Oasis because of my strong commitment and appreciation for our unique and special community. I am a current member of the Board and recognize the importance of collaboration, communication and rebuilding community when things get tough. I have lived at the Oasis as a renter for about 10 years and a homeowner for close to 4 years. It has been an absolute pleasure for me, my family and dog to call Oasis home! I feel my professional and leadership experience along with my ability to listen first, stay open to new ideas and inclusive mindset would help to drive key initiatives to further enhance our community. I am a forward thinker and believe I have the passion and empathy to work together and get things done for the greater good of our Oasis community.

Thank you in advance for your consideration.

Sincerely,

Marisol Mederos – D5

October 7, 2024

To our Oasis Residents,

It is with great honor I request your **VOTE** as a member to the Oasis Board.

As a resident of the Oasis for 13 years, I believe it is time I become more involved in the prosperity of our community. It has been quite a 2 years, and we have much work to be done.

For 32 years, I have worked/served as a Teacher, Assistant Principal and now Principal with Miami Dade County Public Schools. And truly, this work has been training for board member responsibilities.

In my work, I am responsible for the full operation of a middle school with 981 students, and a staff of 98 employees which include teachers, custodians, security and office employees. I operate a budget of \$4,171,206. Plus, I am responsible for the cleanliness of the building, both inside (paint, restrooms, classrooms) and outside (meaning the landscaping, trash, etc.)

As I work with colleagues, we have conversations, negotiate and provide customer service to our parents, students and staff. I listen to staff, students, parents, and provide solutions for many of the concerns brought to my office. I provide voice to students as they express their needs, and although we may not always agree, decisions may not be popular, however, it is always in the best interests of the school.

I do not take situations personal. The idea that "this is a thankless" job is not on my mind... I work in a "thankless job"... how many times does a Principal receive a Thank You for their work? Not very often... we receive more complaints than compliments.

Most importantly to my work though is holding people accountable for their work. I realized early in my career that I must inspect what I expect... meaning, we work cooperatively with the Property Management company to be able to complete work expected.

I understand the expectations as a board member, to address the concerns of the residents alongside the management company. I will work actively with the board elected to ensure our Oasis is the community we enjoy!

Respectfully submitted,



Maria Medina Perez  
Unit N3

October 7, 2024

To the residents of Oasis,

My name is Katarina Perez, and I am asking for your vote this election to be a part of the Oasis board.

I have been a resident of the Oasis since 2012 with my mom, and then purchased my own home here back in 2020. I have loved the Oasis since I moved here and have seen the beauty it possesses. As of late, I have become more involved with the community as I have seen the changes and believe that Oasis is worth more than what is being currently done.

A little bit about my background, I have an MBA from Florida International University and have been working within the Human Resources field for the last 10 years. Currently, I work at Deloitte LLP as a Lead within the Learning and Development team. I have been at Deloitte for 7 years, starting as a Campus Recruiter where I managed multiple budgets for both campus and office events and worked very closely with internal and external stakeholders. This role taught me about budgeting and how to move monies around to better spend where needed and prioritizing needs. I also learned how important it is to have a customer service presence, no matter where. Relationships are the biggest thing in business, especially when trying to maintain a good repour with campuses to promote our brand on campus and make sure students wanted to come to our firm.

In my current role, I am responsible for executing learning programs within our Tax practice. This means, I work very closely with internal stakeholders to make sure that we create the best learning programs ranging from a staff consultant to a Partner, Principal or Managing Director. I work with budgets ranging from \$100,000 to \$5 million, depending on the program, number of attendees (some have ranged from 100 to 500 participants) and the job level of participants that are attending. I work closely as well with the staff at Deloitte University, which is our training center in Texas, as well as hotels when we have offsite programs.

The key skill I have learned throughout my professional roles is how important it is to be a team player. Being in these positions have truly prepared me for a role on the board here at the Oasis. As a member of the Board, my job is to represent you, the residents of the Oasis community and to team with the other Board members and management company. I don't have any personal agenda. My only want is to make this community better, and being involved with the Board, I want to be able to pursue this. I walk the community every day with my son Lucas, my dog Charlie, and my husband Jose. I know many of you and for those that I do not, I would love to meet you and speak on how we can address any needs or questions you may have.

I am looking forward to working with the future board members, if I am selected to represent you, as well as working with you in the community to get our Oasis back on track.

Thank you for your time,

*Katarina Perez, MBA*

Unit F12

Susana Proenza  
4714 S.W. 67<sup>th</sup>. Ave.  
Unit C-5  
Miami, Fl. 33155

Dear Oasis Homeowners,

I have lived at Oasis Condominiums for over twenty years. I love this community, and I appreciate that it is a major investment for all of us.

For the past three years I have served as Treasurer of the Board of Directors. Even though I am semi-retired, I continue to finance residential properties, as I have done for the past forty years. For twenty-one of those years, I was manager of a residential department at a Community Bank that dealt with both homeowner's associations and management companies, with a specialization in condominium rules and regulations.

The past 18 months with the previous management company has been especially difficult; the way in which the community was managed was inadequate and towards the end we had no manager at all looking after the community. This placed a tremendous burden on the Board to help meet the many needs of the community. I now feel we are in good hands with the new management company and look forward to accomplishing all the pending projects at the Oasis.

I ask for your support and vote for me to serve as a member of the Board of Directors for Oasis Condominiums.

Sincerely,

SUSANA PROENZA,  
TREASURER

## VIVIAN GUDE

### UNIT J2



Those who have lived here long enough do not need my presentation: you know very well who I am and what I stand for.

I am a retired, former journalist/writer/publicist.

I have been on the Board two times in the past, always as Treasurer, and always in times of crisis even worse than the one we're finding ourselves in now.

For those who don't know me I want to confess the following:

I don't know about you, but my property at Oasis is my only asset. It's the only thing I intend to leave to my heirs, and until that, I want to be able to live here: to afford my maintenance fee and to enjoy a safe, beautiful and well kept community.

I do not have any other invested interests (I'm not a real estate agent doing business here, I do not owe any favors to any one and I do not have the ambition to become the President of the Republic of Oasis).

I do not necessarily believe that we should get the cheapest services, nor the most expensive ones. My credo is that we should get OUR MONEY'S WORTH, and I'm quite demanding in that aspect. I do believe in being proactive and having a long range vision as to prevent the decay that can cost us dearly later on, both when it comes to our structures, our only amenities (our pools) and our lush environment.

I do believe in order, in following the Rules & Regulations, as a means to avoid conflict and unnecessary costs, but I also believe that that should be approached with care and empathy for all of us who live here.

I'm asking for your vote if your expectations for living here are the same as mine.