



OCEANSIDE PLAZA
CONDOMINIUM ASSOCIATION

Oceanside Plaza Condominium Association, Inc.
5555 Collins Avenue
Miami Beach, FL 33140

To All Unit Owners

Dear Unit Owners:

The repayment schedule for the special assessments adopted in 2011 and 2012 were confirmed by the Board of Directors at their meeting on March 21, 2013. The special assessments were for the following purposes:

- Domestic Pump
- Garage Exhaust System
- Lower Garage Sump Pump Station
- Mainline Pipe Repair
- Electric Busway
- A/C Replacements
- Restaurant Renovation
- Funds for violation repairs #1
- Funds for non-violation repairs & Misc. items
- Contingency
- Category 1 chiller replacement 330 ton chillers
- Replacement of Air Handlers and Ductwork in the garage
- Rental of temporary chiller
- Violation and 40 year old certification #2
- Mobilization and permit to include project manager
- Mechanical and plumbing pipe repair
- Waterproofing and painting
- Pool waterproofing and completion, beach entrance and furniture
- Pool bottom, seawall and additional garage floor repairs
- Final disconnecter Busway
- Additional engineering costs
- Isolation valves

- Window replacement
- Roof consultant
- Roof, solarium, racquetball roof
- Mechanical for roofs
- Exterior metal doors
- Landscape Plants and Vegetation
- Landscape and planter work (Vertical walls and caps)
- Landscape Lighting
- Landscape paver / designer
- Cabanas' roof
- Sport court with fencing
- Lobby and entrance
- Additional cameras
- North Chute replacement

The total amount of these assessments is **\$5,176,545.83**. As you know, the Association took out a loan and is allowing owners who did not want to pay the special assessments up front to pay over time. Quarterly payments on the special assessments will be due starting April 1, 2013. Your portion of the quarterly special assessment payment can be determined by reviewing the chart below. It indicates the unit type and the quarterly amount. Please make payments utilizing the enclosed coupons starting on April 1st.

Unit Type	Owners Quarterly Payments	
	Unit Quarterly Payments	Unit Total over 96 Months
Total Loan Amount \$4,107,574.80		
A	\$ 590.95	\$ 18,910.36
B	\$ 678.45	\$ 21,710.30
C	\$ 546.91	\$ 17,501.09
D, excl. 17-D	\$ 843.02	\$ 26,976.79
17-D	\$ 1,013.67	\$ 32,437.54
E & M, excl. 17E & 17M	\$ 587.08	\$ 18,786.61
17-E & 17-M	\$ 458.97	\$ 14,687.04
F,G,H,J,K,L,	\$ 679.07	\$ 21,730.18
N, excl. 17-N	\$ 835.25	\$ 26,728.02
17N	\$ 1,013.77	\$ 32,440.75
P	\$ 354.44	\$ 11,342.11
R	\$ 881.91	\$ 28,221.28
S	\$ 590.97	\$ 18,911.00
T,U,V,W,Y,Z	\$ 679.09	\$ 21,730.82
PH	\$ 1,016.68	\$ 32,533.72

If you have any questions, please contact the Management Office at 305-866-7617.

Sincerely,

Marcello Amaral, Manager