

SHOMA VILLAS II AT COUNTRY CLUB OF MIAMI CONDOMINIUM ASSOCIATION, INC.

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

TO CONSIDER AND ADOPT REVISED RULES AND REGULATIONS

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of Shoma Villas II at Country Club of Miami Condominium Association, Inc. (hereinafter referred to as the “Association”) will be held as follows:

DATE: July 21, 2026

TIME: 7:00pm

PLACE: VIA ZOOM : <https://us02web.zoom.us/j/84649025250?pwd=u9kEyA2o4iZXJNOAGuHkMbRIQjYbWV.1>

Meeting ID: 846 4902 5250

Passcode: 097921

One tap mobile +13052241968, 3017158592,

AGENDA

1. Call to Order.
2. Certify Quorum of Directors.
3. Proof of Notice of Meeting or Waiver of Notice.
4. Approval of Prior Meeting Minutes (if applicable).
5. New Business:
 - a. Review of Proposed Rules and Regulations: The Board of Directors will review and consider adoption of proposed Rules and Regulations governing the use and operation of the Condominium Property, including, but not limited to:
 - i. Residential occupancy requirements;
 - ii. Ownership by entities and designated occupants;
 - iii. Architectural alterations and exterior modifications;
 - iv. Security cameras and doorbell cameras;
 - v. Electric vehicle charging stations;
 - vi. Exterior appearance standards;
 - vii. Windows, doors, shutters, and window coverings;
 - viii. Animal and pet regulations;
 - ix. Nuisance prohibitions;
 - x. Storage and use of Common Elements;
 - xi. Landscaping restrictions;
 - xii. Garbage and bulk waste disposal procedures;
 - xiii. Parking, vehicle, and towing regulations;
 - xiv. Outdoor grilling and cooking restrictions;
 - xv. Commercial activity restrictions; and
 - xvi. Enforcement procedures.
6. Owner Comments Regarding Proposed Rules and Regulations.
7. Board Discussion and Vote.
8. Adjournment.

Dated this 29th day of June 2026.

Very truly yours,

Shoma Villas II at Country Club of Miami Condominium Association, Inc.

NOTICE TO UNIT OWNERSA copy of the proposed Rules and Regulations is available for inspection from the Association and/or Management and is attached to this Notice. Unit Owners are invited to attend the meeting and provide comments regarding the proposed Rules and Regulations prior to Board action.