

Valiant House Condominium Association, Inc.
Notice of Board Meeting and Agenda to Discuss Special Assessment
Thursday, April 9, 2026 6:00 PM

Notice is given to all owners of an agenda item for a Special Assessment at the April Board meeting to be held on **Thursday, April 9, 2026, at 6:00 PM via Zoom and in the card room** on the 2nd floor 801 S. Ocean Drive, Hollywood, FL 33019.

A Special Assessment of an estimated \$31,506.40 will be considered by the Board of Directors at the aforementioned meeting. The purpose of the special assessment is to pay the unpaid IRS payroll taxes, penalties and interest for 2019 - 2021. Our previous management company, Royal Property Management did not make these payments, and we were unaware of this until 2025.

Agenda

1. Call to order.

2. Proof of Meeting Notice - meeting was noticed by email, as well as posted announcements in lobby and elevators on 3/26/2026.

3. Approval of [3/12 meeting minutes](#).

4. Questions & Comments from Owners

5. Reports of Officers

President - Pat Nolan
Vice President - Julie DiPasquale
Treasurer - Marcia Ulrich
Secretary - Karen Goldstein

5. Association Business

6. New business: Discussion and vote by Board regarding the levying of a special assessment of an \$31,506.40 payable by 5/15 as more fully set forth in the minutes of the meeting. In the event there is a closing or sale of a unit during the pendency of the special assessment, the balance of the special assessment shall be payable in full at the time of the closing or sale of the unit. See [this spreadsheet](#) for full details of payments.

Unit 207	\$330.82 x 1	\$ 330.82
1 bed	\$437.94 x 30 =	\$ 13,138.17
2 bed	\$551.36 x 22 =	\$ 12,129.26
3 bed	\$590.75 x 10 =	\$ 5,907.45
Total		\$31,506.40

7. Adjournment

Valiant House is inviting you to a scheduled Zoom meeting.

Time: 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82516452539?pwd=i63g7RFwb6yQliAvcnGxY3D39mjuBT.1>

Meeting ID: 825 1645 2539

Passcode: 373672