

# HIBISCUS CONDOMINIUM ASSOCIATION II, INC.

c/o MAY Management Services, Inc.  
5431 Highway A1A South, Suite 3  
St. Augustine, FL 32080  
(904) 461-9708 FAX (904) 461-0335

May 8, 2025

Dear Resident

This letter is to inform you that the Hibiscus Condominium II Board of Directors has voted to approve a Special Assessment in the total amount of \$520,000.00 at the duly called and noticed meeting held on May 6, 2025.

This assessment will be used to fund the Reserves Account, as required by the State of Florida. It will also help offset the rising cost of insurance premiums, support repairs to Building J, and contribute to the renovation of the clubhouse. In addition, the assessment will fund miscellaneous projects throughout the community, such as retaining wall repairs, landscaping improvements, and other necessary enhancements.

All unit owners will be invoiced for the special assessment per the table below and can be paid in full by **June 9th, 2025**, or via 3 payments, on **June 9th, 2025, August 4th, 2025, and December 1st, 2025**.

The specific amount of the assessment for each unit will vary depending on the unit type. Please refer to the table below for a detailed breakdown.

## Hibiscus Condominium Association II Special Assessment Payment Plan

<b>Assessment Total</b>	<b>\$ 520,000.00</b>		
Payment Total	\$ 295,000.00	\$ 63,000.00	\$ 162,000.00
Payment (3 each) Due Date + amount each Payment	June 9, 2025	August 4, 2025	December 1, 2025
Hamlet (2 bed)	\$ 4,012.00	\$ 856.80	\$ 2,203.20
Ocean front/view (2 bed)	\$ 6,106.50	\$ 1,304.10	\$ 3,353.40
Ocean front/view (3 bed)	\$ 7,139.00	\$ 1,524.60	\$ 3,920.40
Ocean front/view (3 bed)	\$ 7,168.50	\$ 1,530.90	\$ 3,936.60

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If you are currently on ACH or automatic payments, you must make a separate payment for the special assessment. MAY Management will **NOT** auto draft the special assessment. You may use one of the following methods to make payment:

- 1. Log into the Vantaca Portal at [portal.maymgt.com](http://portal.maymgt.com) and click on “Make A Payment.” Using the portal, you can pay by credit card, debit card or check.**
- 2. Mail a check to Hibiscus Condominium II, c/o MAY Management Services, Inc., PO Box 52980 Phoenix, AZ 85072-2980. Include account number on check.**
- 3. Drop off a check at the MAY Management Office, 5431 A1A South, Suite 103, St. Augustine, FL 32080.**

If you have any questions or need assistance in making payment, please feel free to contact me at 904-461-9708 ext. 209 or email: [jrandolph@maymgt.com](mailto:jrandolph@maymgt.com).

Respectfully,

*Joy Randolph*

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