

NOTICE OF MEETING OF THE BOARD OF DIRECTORS
DESOTO PARK CONDOMINIUM ASSOCIATION, INC.

To all owners:

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and Chapter 718, Florida Statutes, that a Board will be held on **Wednesday, July 29, 2026, at 6:00 PM via Zoom, details appear below**. If you would like to appear in person, you may attend in the CLUBHOUSE MEETING ROOM, located at 751 Three Islands Blvd, Hallandale Beach, FL 33009.

ZOOM INFORMATION

Meeting ID: 847 5871 7484

Passcode: 403907

Link:

<https://us06web.zoom.us/j/84758717484?pwd=VGZDFaDHWlCd5jqwb7acAu47K7vO1D.1>

AGENDA FOR BOARD OF DIRECTORS MEETING

1. Call to Order
2. Determination of Quorum of Directors
3. President's Report and Update to Community
4. Vending Machine Contract
5. Ratifying the following violations for the following units:
 - i. Violations for the following units:

Building Unit

501	109
501	302
501	201
501	216
501	108
501	409
501	215
501	509
501	507
501	116
501	120
501	518
501	207
501	304
501	511

501	102
851	104
851	402
851	305
851	205
851	212
501	518
601	104
501	119
2000	307
801	515
701	120
601	207
851	314
501	419
851	503
801	312
601	315
851	308
601	408
601	208
601	517
601	415
601	214
601	409
601	106
601	102
601	507
601	107
701	120
701	203
701	403
701	207
701	104
701	409
801	108
801	419
801	117
801	110
801	120
801	101
801	102
801	104

801	305
801	416
801	318
801	507
801	319
801	502
2000	308
2000	112
501	207
2000	111
2000	108
2000	508
2000	107
2000	212
501	101
501	412
601	314
701	106
701	215

6. Adjournment

7. Q & A

Subject to Attorney Review.

SPACE RENTAL AGREEMENT ("Agreement")

This Agreement is entered into as of 06/25/2026, by and between:

Client : DeSoto Park Condominium Association Inc

Address: 751 Three Islands Boulevard, Hallandale Beach, FL 33009

Email: desotoparksouthcommunity@gmail.com

Operator: Kitchen No More Inc.

Address: 1007 N Orange St, STE 2065, 4th Floor, Wilmington, DE 19801

Email: nick@kitchenomore.com

1. Purpose

The Client grants Operator permission to place and operate a self-service coffee and food kiosk ("Machines") on the premises located at:

751 Three Islands Boulevard, Hallandale Beach, FL 33009

2. Term

This Agreement shall become effective on the date it is signed by both Parties and shall continue on a month-to-month basis unless terminated by either party with 7 days' written notice.

Upon termination, the Operator shall remove all Machines and any and all equipment belonging to the Operator within 15 calendar days.

3. Revenue Share

Operator agrees to share 20% of the gross monthly revenue generated by the kiosk with the Client.

- Payment will be made monthly, no later than the 5th day of each month, for the preceding month's operations.
- Together with each monthly payment, Operator will provide a detailed report along with the payment that includes, but is not limited to, the gross sales and total revenue, number of transactions, sales by product and quantities sold, and a detailed accounting of all operating expenses related to the Machines.
- Operator will provide dashboard access for real-time monitoring.
- Client, or its designated representative, shall have the right upon request to inspect, review, and audit Operator's books and records, relating to this Space Rental Agreement and the Machines. Operator shall cooperate fully with any such audit and shall provide access to all records relating to the Client.
- If any audit or accounting reveals that Operator underreported or underpaid amounts due, Operator shall pay the deficiency with interest at the maximum rate permitted by law from the original due date.

4. Utilities & Access

- The kiosk operates independently and does not require water or sewage access.
- Client agrees to provide standard electrical access.
- Operator will ensure that the kiosk is clean, safe, and does not interfere with daily operations.

5. Maintenance

Upon notification of any malfunction from the Client, the Operator shall remedy the malfunction within three (3) business days.

Operator is fully responsible for: stocking, cleaning, and maintaining the kiosk; customer support and technical service; removing the kiosk upon termination of this agreement. And Operator is fully responsible for any and all repairs or replacements.

If Client requests that a machine or kiosk be replaced, Operator shall replace the machine or kiosk within 10 calendar days of the request. A machine or kiosk may be replaced at anytime upon request from Client.

6. Indemnification

The Operator hereby holds the Client harmless and will defend and indemnify the Client (with an attorney of the Client's choosing), its officers, directors, employees, agents and representatives from and against any and all losses, damages, sums, accounts, liabilities, suits, causes of actions, judgments, demands, payments, claims, penalties, fines, damages, expenses, fees, costs (including, without limitation, attorney's fees and costs through trial and any and all appeals) in connection with any Machines that are subject to this Agreement, this Agreement, and any other matters between the Parties.

7. Insurance

The Operator will carry general liability insurance in an amount not less than \$500,000 per incident during the term of this Agreement and any all renewals of this Agreement. Such insurance shall be issued by a carrier with no less than an A+ rating from A.M. Best or similar underwriter and shall name the Client as an additional insured.

8. Miscellaneous

The Operator shall comply with all applicable federal, state, and local laws and regulations, including but not limited to, food service and vending machine operations.

This Agreement represents the entire understanding between the Parties and supersedes all prior discussions or agreements.

In connection with any litigation arising out of or relating to this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party said prevailing party's attorney's fees and costs, including, without limitation, attorney's fees and costs through trial and any and all appellate proceedings. Venue for any action relating to this Agreement shall be exclusively and solely in courts having jurisdiction over Broward Dade County, Florida.

SIGNED:

Client: DeSoto Park Condominium Association Inc

Name: Ramiro Melida

Signature: _____

Date: _____

Operator: Kitchen No More Inc.

Name: Nikita Cherkasskii, CEO

Signature: _____

Date: _____

DeSoto Park South Condominium

SMART • HEALTHY • CONVENIENT

SMART & HEALTHY VENDING

 Better choices. Anytime.

Our smart vending market brings you a curated selection of healthy snacks, refreshing drinks and fresh meals — perfect for your active lifestyle.

 FRESH PICKS
HEALTHY YOU

SMART VENDING
HEALTHY • FRESH • CONVENIENT

 HEALTHY SELECTIONS

 PREMIUM BRANDS

 PERFECT FOR ON-THE-GO

 15% EMPLOYEE DISCOUNT
Thank you for being part of our community!

WATER & HYDRATION

Fiji Water (500ml)	\$2.99
Smartwater	\$2.79
Vita Coco Coconut Water	\$3.49
Liquid Death Sparkling Water	\$2.99
Spindrift Sparkling Water	\$3.29
Gatorade Zero	\$2.79



ENERGY & PERFORMANCE

Red Bull (12oz)	\$3.99
Celsius	\$3.49
Alani Nu Energy	\$3.49
Ghost Energy	\$3.99
C4 Energy	\$3.49



PROTEIN & WELLNESS

Fairlife Core Power (26g)	\$4.49
OWYN Protein Shake	\$4.49
Fairlife Nutrition Plan	\$4.29
Premier Protein Shake	\$3.79
Muscle Milk (25g)	\$4.29



HEALTHY SNACKS

Quest Protein Bar	\$3.49
Barebells Protein Bar	\$3.79
Kind Bar	\$3.29
Trail Mix	\$3.99
Justin's PB Cups	\$3.49
Lesser Evil Popcorn	\$2.99



BETTER-FOR-YOU DRINKS

Poppi Prebiotic Soda	\$3.49
OliPop Sparkling Tonic	\$3.49
Coca-Cola (Can)	\$2.29
Coke Zero (Can)	\$2.29
Sprite (Can)	\$2.29
Jarritos	\$3.29



FRESH MEALS & SNACKS

Fresh Sandwiches	\$7.49
Protein Wraps	\$7.99
Protein Pack (Cheese, Nuts, Meat)	\$6.49
Hard Boiled Eggs (2 pack)	\$2.99
Greek Yogurt	\$3.99
Overnight Oats	\$4.49
Fruit Cup	\$4.49
Hummus & Carrots	\$4.99



CRUNCH & CHIPS

Quest Chips	\$3.49
PopCorners	\$2.99
Cape Cod Chips	\$2.79
Plantain Chips	\$2.99



ON-THE-GO ESSENTIALS

Advil (2 pack)	\$2.99
Tylenol (2 pack)	\$2.99
Tissues (Pocket Pack)	\$1.49
Hand Sanitizer (Travel Size)	\$1.99
ChapStick	\$1.79



GOOD FOR YOU,
GOOD FOR OUR COMMUNITY.

Carefully selected products to support
your health, energy and everyday needs.



EXCLUSIVELY FOR
DE SOTO PARK SOUTH
RESIDENTS & STAFF



SMART VENDING. SMARTER CHOICES.

Thank you for being part of our community!



DeSoto Park South Condominium

SMART COFFEE. REAL MILK. PREMIUM EXPERIENCE.

SMART & HEALTHY COFFEE

 Better coffee. Better choices. Better for you.

Our smart coffee kiosk brings you barista-quality drinks made with real ingredients — crafted for your daily boost and your well-being.



REAL MILK
FRESH & DELICIOUS



SPECIALTY DRINKS
CAFÉ QUALITY



SMART KIOSK
FAST & EASY



HEALTHY CHOICES
BETTER FOR YOU

BARISTA COFFEE DRINKS

Premium drinks made with real milk and quality ingredients.

	Cappuccino	\$4.50
	Latte	\$4.50
	Matcha Latte	\$4.50
	Hot Chocolate	\$4.50
	Flat White	\$4.25
	Americano	\$3.50
	Espresso	\$2.50



GOOD COFFEE.
GOOD ENERGY.
GOOD COMMUNITY.

Carefully selected drinks to fuel your day,
made with quality ingredients you can feel good about.



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Thank you for being part of our community!



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ESPRESSO



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