

**COCONUT GROVE VILLAS
CONDO ASSOCIATION**
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To whom it may concern:

This letter is to highly recommend Israel Kushnir Gain Realty, Property management, based on our direct experience working together at Coconut Grove Villas property.

During the past 4 years, Israel Kushnir has demonstrated a high level of professionalism, reliability, and effectiveness in managing complex property-related matters. Israel Kushnir has provided valuable support in areas such as:

- Regular maintenance overseeing Plumbing, Electrical, swimming pool, pest control.
- Minimize repair costs.
- Minimizing regular maintenance costs.
- Resolving swimming pool Department of Health violations.
- Keeping harmonious community, resolving problems between condo owners.
- Collection of monthly maintenance fees and special assessments fees.

One of the most notable contributions was:

- Leased laundry machines debt problems which were becoming a legal issue.

These efforts resulted in:

- Profitable monthly returns to the Association.
- Association owns the laundry machines at minimum cost.

Israel Kushnir consistently communicates clearly, follows through on commitments, and handles sensitive situations with discretion and

professionalism. This has been especially important in dealing with operational challenges that require both firmness and tact.

From our experience, Israel Kushnir is not only knowledgeable in property management matters but also proactive in identifying issues before they escalate and offering practical, results-driven solutions.

Below is a note to Israel Kushnir from our previous Director Michael Treyger:

“Thank you! In the first two weeks of working with us, you've already accomplished more than the previous management company did in a year”

We would not hesitate to recommend Israel Kushnir Gain Realty property management to other condominium associations, property managers, and real estate owners seeking dependable and effective support.

Please feel free to contact us for further information.

Sincerely,

Sara Marc

Sara Marc Director

(page 2 of 2)