



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

APRIL 26 BOARD OF DIRECTORS MEETING MINUTES

Date: April 26, 2021

Location: Teleconference via Zoom

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Gary Clinton	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Vice-President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mark Ziemba	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bob Mulindwa	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Miguel Bustamante	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners

Christine Miranda Ewie Marais

Meeting was called to order by Mr. Clinton at 7:02 p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed.

New Business

- **Discuss Decks / Docks**

- Mr. Clinton explained that Decks may be approved with explicit set of approved criteria and permitted by Miami-Dade County. Certain regulations, such as 10’ ft right of way from the high water level of the lake along the bank of the lake as setbacks for association maintenance, need to be considered.
- Mr. Lucky provided an example illustrating some of the basic guidelines needed for the construction of the decks.
- Decks approval for construction should include community standards, county regulations, construction method inspections, environmentally friendly materials, Bonita Lakes Association named as Additional Insured under Homeowners’ Property Insurance.
- The need for Bonita Lakes being named as Additional Insured was explained by Mr. Clinton. Should a lawsuit be presented, the entire association/every member is responsible for the award of the lawsuit.
- Mr. Clinton made a motion to set forward the Deck Criteria Development Guidelines by the ACC. The motion was seconded by Mr. Lucky. All in favor – Motion Passed.
- Mr. Clinton made a motion not to proceed with the approval of construction of Docks due to the Association’s Insurance Limitations which state that Dock construction is not allowed in the lake. The motion was seconded by Mr. Lucky. All in favor – Motion Passed.

- **Emergency Gates:**

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- Police and Fire Department have currently limited access to the community. Based on current ideas, a small modification might be needed to allow emergency vehicles access to the community, other than the front guard gate.
- Proposed entrance on 144th Street. Modification of right-hand entrance in order to make it accessible to emergency vehicles only. A new control system including electrical work, landscaping, and signage could be an expense of ± \$30,000.00
- Widening of the entrance will be made by using common property land. Mr. Lucky used DOT guidelines to provide size of emergency vehicles entering the community (10'-13' wide)
- Mr. Gary commented that any improvement to make emergency access to the community faster and convenient is an important asset to the neighborhood and a great benefit to homeowners.
- The possibility of sensors and remote access by guardhouse was also presented. Currently Fire Dept. do have in their possession access keys, the Police Dept. do not carry access keys – the guard gate is their only access to the community.
- A YELP System is another efficient possibility. Fear of breach by others that are not emergency personnel is a concern.
- Should Bonita Lakes Board make a decision regarding the YELP System it should apply to all three (3) entrance gates.
- The current concern is that Firetrucks may forget and leave gate open after emergency call, making it timely to recall the Station to return and reset and reactivate gates.
- Mr. Ziemba proposed signage to be established for Emergency Vehicles with instruction to access-including reminder to close and reset the gate used.
- Current Fire Station #43 is not at all times the Fire Station to respond making emergency access by key impossible and re-routing to guardhouse.
- Mr. Fontana stated that different addresses give different access via GPS to the community, since the YELP System may be the more feasible option.
- Mr. Ziemba agreed that the risk of the YELP System being accessed by others does not outweigh the risk of an emergency vehicle not being able to enter the community. The YELP installation is mainly for Police Access. Emergency personnel needs to be reminded to close gates upon departure.
- Mr. Clinton stated that Emergency Gate Access Proposal will be reviewed and presented during the June 2021 Budget Meeting. Ms. Miranda questioned if homeowners HOA Fees would increase if the gate project is approved and completed.
- Mr. Fontana offered the suggestion of replacing the Key System with the YELP System. He will investigate the cost. It will provide a quick and instant solution to allowing police and emergency vehicles access to the community.
- Mr. Clinton made a motion to table the final decision of the emergency gates until complete cost information is provided. The motion was seconded by Mr. Lucky. All in favor – Motion Passed.

Other Board Business:

- The Pool and Gym may be opened as per County and CDC Regulations. Signage has been ordered and will be delivered in 2 weeks. Foot Pedaled Hand Sanitizing Stations have been ordered in order

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to avoid removal from premises and will be installed upon receiving. Social Distancing and Limits on the number of members allowed will be strictly followed.

Mr. Clinton made a motion to open the pool when all necessary and mandated guidelines are in place and properly installed. The motion was seconded by Mr. Lucky. All in favor – Motion Passed.

- New pool furniture will be available in June.

Community Input:

- Mr. Marais submission to the ACC for the approval of a fountain on the front of his property was denied. The ACC stated By-laws 14.14. As per Mr. Marais the ACC stated that he would not be able to maintain the fountain in order to keep the Status Quo. Mr. Marais stated that he would like to make sure homes in the community presentable and uniform. Mr. Clinton stated that Mr. Marais needs to apply for an appeal of the denial of the use of the fountain in the front of the property. Mr. Marais stated that the fountain has been in place for the past 12 years.
- Ms. Miranda asked if the members of the Board could be identified during the meeting. Mr. Lucky introduced all the members and their positions on the Board of Directors.
- Mr. Marais was unable to attend the February 2021 Board of Directors Meeting, he enquired regarding the Change of Vocabulary to the Parking Rules and questioned the change made and voted by the Board of Directors. Mr. Fontana stated that it was not an Amendment to the By-Laws but instead a change of vocabulary to a Rule, the Association's Attorney guided the Board of Directors in the adaptation of the new vocabulary. Mr. Fontana will explain in detail to Mr. Marais the process followed.

Adjournment

There being no further business to discuss Mr. Clinton made a motion to adjourn. The Motion was seconded by Mr. Lucky – All in favor – **Motion Passed.**

The Meeting was adjourned at 8:19 p.m.