



**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.**

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**BOARD OF DIRECTORS OF BONITA LAKES PROPERTY OWNERS' ASSOCIATION, INC.  
BUDGET WORKSHOP MEETING**

**Date:** Monday, June 28, 2021

**Location:** Teleconference via Zoom

<b>Board Members</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
	Miguel Bustamante	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Miami Management:</b>	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay	Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Homeowners Present:** Christine Miranda

Meeting was called to order by Mr. Gary Clinton at 7:0 p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed.
- 2022 Budget Workshop
  - Copy of 2022 Operating Budget was received by Board Members for review.
  - Mr. Clinton acknowledge that Insurance Premium has increased 30% (Board was forewarn that Insurance Premium payment increase could fluctuate from 30% to 40%)
  - The construction cost of the road repairs after the Road Study has significantly increased. It is proposed by Mr. Lucky to approach the road repair by phases, commencing with the roads currently demonstrating the higher amount of traffic, such as 122 Court, 140 Street, 125 Avenue and 131 Street.
  - Air conditioning maintenance costs were reduced.
  - Some funds will be utilized from Surplus if need of mayor repairs arise.
  - There will be no increase in the HOA Monthly Dues-remaining at \$184.00/Month. Mr. Clinton recommended the review of the dues at a later time. Families are continuing to recuperate from the financial deficits of the pandemic.
  - Mr. Lucky expressed that the road repairs should commence with the roads that currently show more signs of wear and tear. Explanation was given as to the increase of road repair cost. Original budget and price estimate were provided before the pandemic, construction, material, and labor prices have increased substantially adding to the current Traffic Study presented.

## MEETING MINUTES Continued.

February 1, 2021

Page 2 of 3

Recommendation was made by Mr. Lucky to design the construction and repair by Phases based on the conditions of the roads.

- Mr. Clinton recommended the Interest earned on the Reserve Account to be allocated to the Road Work Reserve Account to aid in the paving and repair work of the streets. (by End of Year Interest Earned is estimated at \$60,000.00 to \$70,000.00)
- Mr. Lucky commented on the maintenance and repair of the Entrance/Exit Gates. New electrical wiring and equipment overhaul is needed to maintain gates up to code.
- Mr. Clinton explaining that most used roadways are seeing a traffic of 65 to 100 vehicles per day. Making it necessary to repair before mayor problems arise. Mr. Bustamante questioned if the project would be completely funded, proceeded by phases, or acquiring loans? Mr. Clinton clarified that the older roads will be repaired first, and that proceeding by Phases was the most viable and financially responsible way. The improvements to the roads will be based on the resent Traffic Study. All work should be done correctly in order to incur 20+ years of properly maintained roads. Mr. Lucky commented on the current signs of wear and tear that can be seen on the most utilized roads and strongly believes that action should be taken before minor repairs become a major issue.
- Mr. Ziemba expressed that after reading the Traffic Study provided, he was confused on some of the different recommendations expressed in the report. The traffic calming master plan includes recommendations for crosswalks, roundabouts, etc. Mr. Ziemba recommended a walk through the neighborhood by the Board of Directors to prioritize the sequenced events of the road repairs.
- The Traffic will be posted on the HOA website and posted at the Clubhouse for residents to review. A meeting will take place on Aug. 23rd, 2021, for the Engineers to present the work to be set forward and to address any concerns, ideas, and questions residents may have. Residents will have a chance to participate in the repair of the streets process. Mr. Lucky recommended that comments and concerns be forwarded to Mr. Fontana, to facilitate the engineers' and/or Board response.
- Mr. Ziemba suggested that the Executive Board should schedule the neighborhood walkthrough before making any recommendations on the final repair of the roads. A vision is needed in order to prioritize the work recommended by the study. A date and time will be scheduled to accommodate all Board members. Mr. Lucky will be available during the walkthrough to answer to the best of his knowledge any concerns that may arise.
- Homeowner present asked for clarification regarding the Proposed Work and Traffic Study documentation being accessible to all residents. Mr. Clinton commented that a meeting will be held on August 23<sup>rd</sup>, 2021, for residents to input and voice concerns regarding the posted Traffic Study. Residents will have the opportunity to speak with the Engineers for a Q&A session. 90% of the presentation will be by the Engineers.
- Mr. Clinton stated that after the Board walkthrough assessment for the solutions for the current problem areas will be made so work can commence at the beginning of next year (2022); starting with the Design Phase of the project and then moving into the Construction Phase.
- The Emergency Vehicle Gate/ Entrance that was originally proposed can be funded through Reserves. Mr. Fontana suggested areas where funding can originate. Reserved Lines will be

## **MEETING MINUTES Continued.**

February 1, 2021

Page 3 of 3

made clear, so all the components and specifications of the project are addressed and included in the final proposal and assessment.

- Cameras at the Entry/Exit Gates need to be renewed and maintain, funds on Reserve are available.
- Mr. Clinton announced the upcoming meetings as follows:
  1. July 12<sup>th</sup>, 2021 – Implementation of \$2,500.00 Deposit and Guidelines for Deck Construction with HOA Attorney
  2. August 23<sup>rd</sup>, 2021 – Traffic Study Q&A Session with Engineers
  3. Board walkthrough will be coordinated by Mr. Fontana at the earliest convenience of the Board members.

### **Adjournment**

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

**The Meeting was adjourned at 7:49 p.m.**