



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

JUNE 2020 BOARD OF DIRECTORS MEETING MINUTES

Date: Monday June 16, 2020

Location: Clubhouse / Complex

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Kenneth Stevens	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gene Stine	Vice-President	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Gary Clinton	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mark Zimba	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others: See Board Meeting Sign in sheet

Meeting was called to order by Mr. Stevens at 7:00 p.m.

- Mr. Stevens established that enough board members were present to have Quorum for the meeting to proceed.
- Mr. Stevens open the floor for any questions or concerns that any homeowner may have.
- The board discussed several issues regarding COVID 19 and the rules and regulations regarding the opening of the pool and gym. The following items were discussed.
 - (a) The requirements from Miami-Dade County and the CDC.
 - (b) The Cost of implementing the Miami-Dade County Requirements.
 - (c) The health and well being of the Bonita Lakes Community.
 - (d) Considering these requirements, the Board agreed to keep the pool and gym closed and letter should be sent to the homeowners regarding the issue.
- There being no homeowners present Mr. Stevens informed all present that the following legal issues dealing with private homeowner information would be closed to the general membership as directed by our attorney.

The general membership portion of the meeting was closed at 7:20 pm.

- There being no members present at the meeting, the doors were closed, and homeowners were not allowed into the meeting.

Items Discussed

- The board was briefed by the Attorney (via phone) and the Board member who attended the meeting on the recent arbitration hearing between the HOA and a Homeowner. The issue was discussed, and a course of action will be coordinated with the Attorney to resolve the issue.
- As part of the meeting a homeowner attempted to enter the meeting but was told that this was a closed meeting. The homeowner became very irate and was demanding that we let him into the meeting. The homeowner also recorded his rant via cell phone and accused the Board of various things. It should be noted that all Board members and the property management were uncomfortable with the behavior of the homeowner.

MEETING MINUTES Continued.

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- As a result of the homeowner's behavior and verbal comments, the meeting was ended.

Adjournment

Once it was determined that it would be safe to exit the building, Mr. Stevens made a motion to adjourn. The Motion seconded by Mr. Zimba – All in favor – **Motion Passed.**

The Meeting was adjourned – due to the ongoing homeowner behavior no official time was recorded.