



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

Phone 305-253-6280 Fax: (305) 253-9927

www.bonitalakes.org

FEBRUARY 2022 BOARD OF DIRECTORS MEETING MINUTES

Date: Monday, February 28, 2022

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"/>
	Carlos Triay	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others:	Ana Arias	Erik Alexander		
	Toni Patti	Tim Brown		
	Henry Suarez	Smiley Urena		
	Jaime Bernat	Helen Bhagwandin		
	Mark Caplan	Cristian Gonzalez		
	Neil Chrystal	Amalia Ciffi		
	Kathy Pearson	Miriam Reyes		
	Cynthia Davalos	Ricardo Costa		
	Jackie Costa	Christian Alvarez		
	Juan Garcia	Marcos Cevallos		
	Marion Hill	Sergey Krupsky		
	Samantha Bowen	Caesar Guerrero		
	Stephanie Benalja	Helena Barraza		
	John Meizoso	Jennifer Meizoso		
	Lorenzo Masiero	Lucas R		
	John Davalos	Ewie Marais		
	Juan Calderon	Suresh Khemlani		

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.
- Mr. Clinton explained the items in the Agenda to be discussed (Traffic Study, MTA, and Current Community Thefts)

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TRAFFIC STUDY

- Mr. Clinton explained once again the reason why the traffic study was needed and directed the members to review the study and the meetings pertaining on the HOA website.
- Agenda calls for the determination of the items that will be considered and voted on at the March 28th board meeting.
- The Traffic Consultant provided options and members opposed some of the options that were given.
- Construction prices have increased, and consideration has to be taken to that effect.
- The mayor components being taken into consideration at the present time are the paving, the rotary in 125th Avenue, drainage issues, sidewalk and speed reduction signs.
- Beacon Signs are a consideration for streets that don't allow by County Regulations the addition of speed humps.
- Mr. Juan Calderon – Traffic Study Consultant – (Caltran Engineering) presented the updated Traffic Control Study based on the input provided by the community members.
- Key changes were presented and recommended: speed radar signs, connectivity in the parking areas- sidewalks are missing and forcing pedestrians to walk in the street, reduction of speed humps to six for the entire community.
- All proposed changes and budgeted items can be seen in the Caltran Engineering Group, Inc. Bonita Lakes Traffic Calming Plan 2022 Update.
- Mr. Ziemba presented concerns as to the locations and the effectiveness of the Speed Feedback Signs and the cost to be incurred.
- Mr. Meizoso expressed concerned on the lack of options provided for 133rd Terrace. He will continue to personally monitor the streets in question.
- It was explained that the stretch of 133rd Terrace does not meet county regulations distance nor the required threshold of 750 users per day to justify the allocation of speed humps.
- Ms. Gonzalez requested clarification regarding the difference between the components of the traffic study that are County requirements and the components that are community priorities.
- Mr. Clinton explained that the components of the traffic study are to be voted upon in order of priority and community need. He also explained the length and different costs of the project.
- As proposed in an earlier meeting, a police officer has been present at the community property handing warnings and monitoring speeding twice during the month. At the present time the officer is present 6 hours a month for 3 hours each shift. The Highway Patrol no longer provides the service.
- Board will vote on priority project decision on March 28th, 2022. Importance was given to pavement, Milling, Rotary Compliance, and Drainage.
- Mr. Ziemba expressed concern on the cost of flash signs and block crossings.
- Many of the community members expressed disagreement with the proposed calming plan. Concerns regarding the ineffectiveness of the alternatives were brought forward.
- Members also expressed opinions regarding the rotunda at 122nd Ave. It was explained that the rotunda is not the property of the HOA it is the property of the County. Efforts have been made to

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contact the county to no avail. Right of way would have to be purchased from the Vista Verde property in order to enlarge the entrance. Alternatives are being looked into in order to resolve the current situation.

- Mrs. Costa stated that funds should be used to pay the right of way. Signs should not be prioritized when other matters are more pressing at the moment.
- The Board agreed that signs – non radar – can be added to crosswalks in order to help reduce speed.
- Mr. Clinton made a motion for the Board of Directors to vote on the following items pertaining to the Traffic Study at the March 28th, 2022: Roadways, Sidewalks, Crosswalks without flashing signs and speed humps.

Motion seconded by Mr. Lucky. All in favor. **Motion Passed.**

MARKETING TITLE ACT

- The Marketing Title Act for the Bonita Lakes HOA needs to be recertified every 30 years and it is due for recertification by April 15, 2022.
- Mr. Triay explained that by Florida Statue restrictions will apply if the Title is not recertified. The fist document was entered in August of 1992. A Quorum of the Board is necessary to extend the documents for a continuous 30 years. The Board will set a motion to currently preserve the items as is.
- Concerns were brought forward by the community members as to the preservation of by-laws and documents that need to be amended. Community input needs to be set forward as to which parts of the documents need to be revised. A majority vote from the community (2/3) is needed to amend the documents which include, but are not restricted to the Declarations, Rules and Regulations, and the By-Laws.
- Agreement was made to extend the MRTA, as they are presently, and revisit the sections of the documents that need revision for amendment.
- Mr. Clinton set forward a motion to extend the MRTA for a continuing 30 years.

Motion seconded by Mr. Lucky. All in favor. **Motion Passed.**

COMMUNITY CONCERNS

- Community members have experience property thefts.
- Mr. Alexander is looking into the establishment of a Community Neighborhood Crime Watch. The HOA cannot create the Neighborhood Crime Watch. It needs to be headed by Community Individuals. Mr. Alexander will host an informational meeting on March 15, 2022, at 7pm. In attendance will be 2 police officers.
- Mr. Alexander expressed that the main security access control is currently inefficient and needs an immediate overhaul.
- Explanation was given as to the meaning of the HOA – each homeowner is considered the HOA. Family Safety is a priority, and the responsibility for such should be in whose hands?

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- The Neighborhood Crime Watch needs participation from each block. 30% participation is needed. If participation is not fulfilled Neighborhood Crime Watch cannot be established.
- Ms. Gonzalez, a theft victim, stated that the posters and website postings were not enough to make the community aware of the community thefts occurring in the neighborhood.
- Camara Footage of the Community entry/exit points were requested for the dates in question, explanation was given as to the length of time that the footage is safeguarded before it rotates.
- Concerns were brought forward regarding the removal of the barb wired fence on the rear of the community. HOA Insurance concerns were the reason the fence needed to be removed.
- Community Members expressed a large number of concerns regarding the Security Access Controls currently in place. The main gate is allowing visitor to enter without announcing to homeowners or requiring full identification. Mr. Clinton stated that Mr. Fontana has been putting protocols in place to remediate the current situation.
- Options were set forward by community members to make access safer into the community. Request of Drivers' License was an option for consideration, as well as the change of current company providing the service.
- Community members stated that their concerns were not being heard and that decisions were being made without considering the opinions of the homeowners.
- Mr. Clinton stated that all concerns, comments, and input would be reviewed and considered upon, and expressed gratitude for the feedback provided by the community members.
- Lack of participation was expressed over the Online meetings. Mr. Clinton stated that there was more participation via the online meetings than before where the meetings were only in person. A hybrid meeting may be considered.

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 8:40 p.m.