



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

FEBRUARY 2024 BOARD OF DIRECTORS MEETING MINUTES

Date: February 26, 2024

Location: Teleconference via Zoom

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

Others: Homeowners

Toni Pati	Jackie Costa
Norman Pati	Pedro Morales
Elizabeth Young	Ricardo Costa
Amanda Hart	

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

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

President's Report

- o Mr. Clinton stated that the Northwest Gate Project is almost completed and awaiting the electronic work to be completed. Completion will be sooner than the previous gate project.

New Business:

- o Fence Options and materials are currently being reviewed by the ACC.
- o Mr. Lucky stated that the shadowbox pattern currently approved will be updated and a new pattern and color is in the process of approval to update the durability and look of the community.
- o Mr. Bustamante asked for clarification regarding the color approves and patterns to be utilized. Mr. Lucky stated that Vertical Patterns are preferred to maintain the current aesthetics of the community.
- o Mr. Lucky stated that the current task at hand is to select a compatible pattern.
- o Mr. Ziemba clarified that the material is Ecofriendly and durable.
- o Mr. Clinton stated that the new fence design will be an addition to the currently existing standards.
- o The Architectural Committee will research and provide recommendations for additional companies and materials after approval of vertical pattern approvals.
- o Mr. Fontana stated that the documents do not allow wood fences around the bank of the lake. Clarification needs to be made as to the maintenance of the existing rules.

MEETING MINUTES Continued.

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- o Mr. Mulindwa asked for clarification regarding the mixture of materials around the property. Mr. Fontana also clarified that approval for homeowners to have different materials in the property should require a waiver for the installation and change of the fence. Mr. Fontana will relate the questions regarding the neighbors/fence issues that may arise in the future.
- o Mr. Lucky stated that at the present time the selection of the pattern is the principal concern. All subsequent items will be revised after selection and approval.

Community Input:

- No community input questions or clarifications.

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 7:34 p.m.