



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

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www.bonitalakes.org

**FEBRUARY 2023 BOARD OF DIRECTORS MEETING MINUTES**

**Date:** February 27,2023

**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 checked="" type="checkbox"/>	<input 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"/>
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**Others: Homeowners**

Toni Patti	Jackie Costa
Marco Cevallos	Erik Alexander
Rachel Freedman	Cesar Guerrero
Franklin Da Costa	Teresa Schmitt

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**

- Mr. Clinton stated that many challenges are being faced with the projects at hand. It has become harder to hire and retain workers.
- On the Miami-Dade County part, permits are being requested, and forced to obtain, that were not necessary before. Permits for the electric meters and the stump removals are causing delays to the commencement of the project.
- The club house bathroom required a survey, and we are awaiting the approval of the permit to commence the necessary renovation work.
- The traffic consultant indicated drainage problems at the Club House, 143 Lane, and 136 Terr. A survey has been authorized for the areas, and as soon as it is completed engineering plans will be designed to update the drainage problems.
- The survey for the gates has been completed and permits are being processed. The change order was approved. The Construction will consist of the replacement of the gates, loops electrical work and pavement on 122<sup>ND</sup> and 125<sup>th</sup>. Construction will commence on the

## **MEETING MINUTES Continued.**

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122<sup>nd</sup> gate first and will take a few months for completion. After all work has been completed construction will start at the 125<sup>th</sup> gate.

- It was identified that some sidewalk repairs are needed on 124<sup>th</sup> Ave, tennis courts area, and clubhouse area are needed. ADA compliance ramps are to be provided. Stripping the curbs requires a permit, as soon as it is approved, work will commence.
- The Landscape Committee identified the need for shrubs and 15 trees. The shrubs were planted, but unfortunately the lowest bid subcontractor has been unable to find adequate help.
- The website is generating good traffic, over 200,000 hits have been received, and the navigation is user friendly.

### **Old Business:**

- The Traffic Study was approved as part of the process to improve the roads. The traffic consulted indicated that speed humps can be used as replacement for the non-compliant speed bumps. Approval of the speed humps requires a 345 vote from the community members voting yes. Response to date has been only 41 votes, 16 people has stated they are not voting. Calls and voice mails have been set forward in order to generate more votes.

Mr. Ziembra stated that he foresees a lack of necessary votes for the addition of speed humps. Mr. Gary explained that the management office is stepping forward to make sure all members are aware of the speedhump proposal.

- Access Control has been of mediocre and substandard performance. The guards' turnaround is making it challenging to retain effective and trained security guards. Complaints are also being received from other HOA communities. Unfortunately, the company the community is utilizing is one of the less expensive ones. In order to secure a more reliable company a raise will be required of \$5-\$6. Insurance costs will also significantly increase.

New vendors will be looked upon, and a subcommittee will be put in place in order to have a better option.

### **Community Input:**

- Mr. Alexander expressed gratitude towards the Board for their work and commitment to the improvement of the community.
- Mr. Clinton stated that a metal roof has been installed on 133<sup>rd</sup> Terrace. Roofing was installed by the subcontractor that was brought forward to provide guidance. There is signage in front of the home stating it is a Metal Roof.
- Mr. Clinton reiterated the importance of voting on the speed hump motion.

### **Adjournment**

**MEETING MINUTES Continued.**

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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 7:25 p.m.**