



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

14340 SW 122 Court, Miami, Florida 33186

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

www.bonitalakes.org

**JANUARY 2020 BOARD OF DIRECTORS MEETING MINUTES**

**Date:** Monday, January 10, 2022

**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"/>
	Carlos Triay	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Others:</b>	Juan Carson	Erik Alexander		
	Sandy Rahman	Ewie Marais		
	Francine Breese	Suresh Khemlani		

Meeting was called to order by Mr. Lucky at 7:20 p.m.

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

**New Business:**

- Presentation of the purpose and responsibilities of the different association committees. Improvement of communication between the different committees and the board.
- Mr. Triay provided information regarding the following:
  1. Differences between ACC violations and Fines.
  2. Community Standards are to be met when making approval decisions.
  3. ACC’s decision timeframe and procedures after community member’s application is received.
  4. Appeal procedures and timelines after first and second non-approval.
  5. ACC’s conditional approval until all pertaining and necessaries permits are presented, was discussed as part of the ACC’s final approval process. Language on application may be modified to include any and all changes provided by the final permit. ACC’s application process may become a two-step application procedure.
  6. Conformity rules need to be established as to limits and acceptances. Community input to change the esthetics of the community may create a mixture that may not

## **MEETING MINUTES Continued.**

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comply with the existing conformity rules – Roofing guidelines may need upgrading to modern standards while maintaining conformity and harmony. Lack of quorum during the general meetings makes it difficult to accomplish the necessary implementations that the community members may agree with. Voting by proxy may be an option.

7. Questions arose as to the matter in which to make the community members comply with the necessary process and documents requested. Some contractors may not provide conceptual plans before permit submission, making it difficult for homeowners to complete ACC application as requested. Standards for the conceptual plans to be submitted to the ACC may be a solution to be considered.
8. ACC application and Declaration Community Standards language may require changes as to the automatic approval/disapproval of the applications.
9. The Violation Committee was clearly informed and clarified as to the details of the fine procedures. Notice of hearings and communications stating the impending fines are forwarded via the office of the property management.
10. Committee members cannot be related as a spouse to a board member.
11. Fine Committee has 48 hours after the hearing and arguments being heard to submit a decision regarding the confirmation or rejection of the fine to be implemented. Decisions need to be documented in writing. Hearing may be recessed, and additional information may be requested.
12. Ways to promptly and efficiently correct the numerous violations existing are being considered. Change of community behavior regarding violations and fines needs to be seen as a priority. Monetary enforcement needs to be followed promptly and legal action to follow as needed.
13. Violations need to be corrected and fines paid at time of closing if property is sold. During sale process documented agreement may provide a 30-day correction period of the violation. The ESTOPE letter will document all assessments pending.
14. Current open items will be reviewed in order to follow up on all pending Violations and Fines outstanding.
15. Language of application forms will be revised to procure the appropriate information needed to make the process of the ACC's approval/disapproval clearer and in unanimous compliance.

### **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.**