



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

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

www.bonitalakes.org

JULY 2021 BOARD OF DIRECTORS MEETING MINUTES

Date: July 12th, 2021

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"/> |

Others: Homeowners

Toni Patti

Libia Ortiz

Jorge Ossa

Helen Bhagwandin

David Tobon

Meeting was called to order by Mr. Clinton at 7:08 p.m.

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

Property Manager's Report

Mr. Fontana will provide financial report at the end of the month when they are received.

Old Business

• **Report Deck/Dock Issue**

- Mr. Lucky stated that the loss of the HOA's Insurance and County Sanctions, upon the agreement of building Decks/Docks on backyard lake property, are the main reasons why a recommendation was made for **No Decks/Docks pass the mark of the allowed fence**. As per new revised ACC application, \$2,500.00 Security Deposit will be collected for work to be performed in properties around the lakes' areas.

New Business

- Board Meeting will have been scheduled for Monday, August 23rd, 2021 at 7p.m. to discuss Traffic Calming Plan.

MEETING MINUTES Continued.

April 26th, 2021

Page 2 of 3

Other Board Business:

- No other board business to discuss.

Community Input:

- Mr. Ossa stated that he has extended his paved driveway pass the approved extension allowance. He has met with the ACC representatives who he believed had approved the already built extension. His wife was informed that ACC would not approve his application. He is currently under violation. He would like to keep the extension “as-is” since he does not have neighbors on the side of the extension.
- Mr. Mulindwa clarified that the pavers are overextended pass the allowed extension rule set by the ACC.
- Mr. Ossa stated that other neighbors have overextensions on their properties. Mr. Clinton and Mr. Lucky explained that the status of violations cannot be discussed, but the fact that the property has an overextension does not mean they do not have pending violations.
- Mr. Fontana clarified that the application was entered “after the fact”. He explained that semi-circle driveways were provided by the developer at the construction stage. A proposal for the removal of the pavers and the addition of grass to compensate for the violation.
- The ACC has approved the paver extension from the edge of the garage no to exceed the front door, but the denied application comes from the built-out overextension not approved by the ACC.
- Mr. Ossa understands and acknowledges that he requested approval after the built-out.
- Mr. Clinton stated that all pertinent documentation should be gathered and re-submitted to Mr. Fontana for review by Architectural Control Committee and date for meeting will be forwarded.
- Ms. Patti put forward a concern regarding the maintenance of the easement at 133 Terrace. Weed killer is used and it burns 3” on each side of the fences. She also expressed concern regarding the disposal of trimmed landscape over the fence towards FPL property. The trees in the easement need to be trimmed so they can grow stronger. Mr. Fontana explained that trees are not permitted to be trimmed more than 25% of their foliage.
- Mr. Clinton stated that many of the concerns have been already addressed with the Property Management Company about 3 weeks ago. All information pertinent to this matter will be collected and forwarded to the Management Company for immediate remedial.
- Mr. Tobon express concern regarding the speed at which residents are driving in the community, especially in the corner of 124 Ave/Rd. He requested a review for the addition of necessary seed bumps. ATVs are being used in the community; security needs to be notified so the necessary steps can be taken.
- Fence on the Corner of 124 Ave/Rd will be repaired by Miami-Dade County. After all work is completed, safety concerns will be addressed.

MEETING MINUTES Continued.

April 26th, 2021

Page 3 of 3

- Mr. Clinton stated that the Traffic Planning Plan will be reviewed and that it addresses many of the safety concerns being expressed. The Traffic Calming Plan will be placed at the Property Management Office, and it will be posted on the HOA's website for review.

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 7:42 p.m.