



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 2022 BOARD OF DIRECTORS BUDGET WORKSHOP MEETING MINUTES

Date: Monday, July 18, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Others:

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

- Mr. Clinton established that there was enough member for a Quorum.
- Mr. Clinton stated that a meeting with the sidewalk repair vendor was scheduled where the ramp sections and cracked sidewalks that need to be repaired will be quoted and presented.
- Priority will be given to the drainage problems around the community. Replacing the pavers next to the road by putting a sidewalk would help alleviate the flooding that occurs in the area in front of the clubhouse.
- Mailboxes will start being repainted between Friday and Saturday (July 22 and July 23)
- Mr. Clinton will make a motion to allocate the reserved interest to the road improvements in order to help finance the upcoming road improvement projects.
- Mr. Lucky stated that the present projects are the drainage improvement projects and the back gate and round about improvement to compliance.
- Mr. Clinton express concerns regarding the pool algae's increase. Pool equipment upgrade is necessary. Mr. Fontana stated that the holding tanks need to be 55 gallons instead of the current 15 gallons containers and the automatic feeder will be replaced; the improvements will bring the pool equipment up to standard and code as needed.

MEETING MINUTES Continued.

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- Mr. Clinton stated that Insurance has increased by 25% but it will not cause a strain on the budget. Landscape Replacement has increased by about \$9,000.00. The Landscape committee will prioritize the order of the projects in order to maximize the funds.
- Tree Trimming bids have been received by 5 different vendors. From \$88,000 to \$125,000 – Increase will help complete the projects that have been started.
- Access Control has improved, and current vendor has made changes to comply with the requirements of the community. If no mayor complaints are received a bonus payment may be allocated to the security personnel. Due to Covid labor has been scarce. The community can maintain the current vendor or may move to a new vendor, but quotes are currently coming higher than the current vendor. Mr. Clinton proposed that the Evening Rover may need to be reduced from 7 days to 3 days a week.
- Mr. Bustamante brought forward his concerns regarding drawing from reserves to maintain the monthly HOA member payment at the same level as current. He proposed slowly acclimating the members to the real possibility of an increase in the HOA member fees.
- Mr. Lucky agreed with Mr. Bustamante stating that there are large ticket item projects that are needed to keep the community up to code. Mr. Clinton explain that Covid has kept the supplies and labor scarce making quote prices higher than anticipated. Mr. Fontana stated that as the large ticket projects are funded the statue calls for the replenishment of the line items.
- Mr. Ziembra stated that a small increase on the monthly HOA monthly payment is a better option than a large community assessment needed because of lack of reserves. Mr. Bustamante explained that members need to be realistic. Operating wages are going up and repairs and maintenance costs have also increased. Current increases in supplies and labor need to be taken into consideration.
- Mr. Clinton proposed the choices of keeping the current security vendor for the upcoming year or moving forward to different vendor. Unfortunately, the new vendors' quotes are higher than the current vendor prices. It was unanimously agreed that the current vendors and the lowest prices will remain for the upcoming fiscal year. Mr. Fontana explained that for the moment staying with the current company is the correct way to go. Mr. Clinton agrees that at the present time the current company has made the required changed and it is doing the work as required. Mr. Bustamante agree that performance raises may be an incentive to retain the current effective personnel. Mr. Ziembra proposed a Miami Management staff review of performance before any performance pay raises are given. Owner to be advised of the incentive.
- Once again Mr. Bustamante raised the implementation of slowly announcing to the community members the prospect of an HOA monthly increase starting next year.
- Mr. Clinton stated that a minimum increase from \$188 to \$193 might be useful to help fund the upcoming projects.

MEETING MINUTES Continued.

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- Mr. Bustamante explained that by law the association needs to maintain a reserve, and by maintaining a complete reserve, property value is also maintained. Mr. Fontana explained that single family homes do not characterize with condominiums and high-rises that have exposed and expensive common areas under one roof.
- Mr. Ziemba expressed concerns regarding special assessments that will cause hardships on the members.
- Mr. Fontana stated that the Association is currently well funded. The Reserve Study is conducted by a group of engineers that specify the replacement value of designated items.
- Unanimous consensus agreement was made forward for the Landscape Replacement line item to increase by \$9,000.00 and for the Tree Trimming line item to increase by \$15,000.
- Mr. Clinton opened up the meeting for community input – NO COMMUNITY INPUT.
- Mr. Clinton made a motion to allocate all the current's fiscal year interest earnings from the Reserve Account to the Paving Account.
Motioned seconded by Mr. Bustamante. All in favor. **Motion passed**

Adjournment

There being no further business to discuss Mr. Bustamante made a motion to adjourn. The Motion seconded by Mr. Clinton – All in favor. **Motion passed.**

The Meeting was adjourned at 8:27 p.m.