



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

JULY 2020 BOARD OF DIRECTORS MEETING MINUTES

Date: Monday July 27, 2020

Location: Clubhouse / Complex

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Kenneth Stevens	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gene Stine	Vice-President	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Gary Clinton	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mark Zimba	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Homeowners: **Salvador Picolo, Wayne Cox and Ewie Marais**

Meeting was called to order by Mr. Stevens at 7:01 p.m.

- Mr. Stevens established that enough board members were present to have Quorum for the meeting to proceed.
- Mr. Clinton made a motion to approve the July 6th, 2020 Budget Meeting Minutes as presented. The motion was seconded by Mr. Stevens. All in favor - Motion Passed

Treasurer’s Report:

Mr. Clinton gave a report of the association’s finances and noted the following.

- a) The association has approximately \$50,000.00 in operating cash.
- b) The association has approximately \$2,850,000.00 in reserves.

Old Business:

- Bathroom Projects (Clubhouse, Guard house, and Pool Bathrooms) There were four (4) Proposals submitted for review by the Board from (1) A&L Engineering, (2) ARC-MA, Inc., (3) KR Architecture & Planning, Inc., and (4) Bonita Lakes Homeowner. The Board discussed the various proposals.

Mr. Clinton made a motion to approve KR Architecture & Planning, Inc. The motion was seconded by Mr. Stevens. All in favor - Motion Passed.

Manager’s Report

An updated summary of the on ongoing projects, delinquency report and a financial summary was provided to the board.

MEETING MINUTES Continued.

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Mr. Fontana noted the following.

- (1) The Board had in its packet the Rules that was distributed to the homeowners in which a few concerns were voiced by the community.

New Business:

- **Fiscal Year 2021 Budget**

Mr. Clinton noted that the items that the Board had noted in the July Budget meeting had been resolved and asked if there were any further issues that the Board may have with the proposed 2021 Budget. The Board had no further issues. Mr. Clinton made a motion to approve the budget to be sent out for the 2020 October Annual Meeting. The motion was seconded by Mr. Stevens. All in favor - **Motion Passed.**

- **Proposed Bonita Lakes Property Owners Association, Inc. Rules and Regulations**

The Board discussed the proposed rules and regulations as well as heard from the community on the issue. Some of the concerns raised by the community

1. Some of the proposed rules were not clear
2. Some of the proposed rules were against the association documents.
3. If Board was proposing these rules and regulation, the existing association documents should be updated as well.

The Board reviewed the discussed the issues with the members present and informed them that to change the Association Documents we would need approval of more than 50% of the voting membership. The Board agreed to investigate the issue and will work on putting together a committee to address the issue. The Board discussed the issues further and agreed that the Associations attorney should be consulted before proceeding with approving any rules and regulations.

Community Input:

- No Community Input

Adjournment

There being no further business to discuss Mr. Stevens made a motion to adjourn. The Motion seconded by Mr. Zimba – All in favor – **Motion Passed.**

The Meeting was adjourned at 8:11 p.m.