



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 SPECIAL BOARD OF DIRECTORS MEETING MINUTES

Date: Monday, July 25, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Miami Management:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others:	Ewie Marais	Sami Chin Fatt
	Andrea Chin Fatt	Humberto Rodriguez
	Sergio Santana	Helen Bhagwadin
	Toni Patti	Nitza Montano
	Camilla Lawrence	Wanda Santana
	Marcelo De Oliveira	John Meizoso
	Arthur Chin Fatt	

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 the purpose of the meeting was to discuss the metal roof option for the community. He stated that that during last year’s General Meeting the community requested the option of metal roofs as an alternative material.
- Mr. Clinton stated that the ACC had diligently studied all the options available, met with a number of roof’s subcontractors, researched the pros and cons of metal roofs, completed site visits and met with association attorney.
- Mr. Clinton expressed that the ACC completed and presented a report on June 2022. The main criteria in the approval and selection of the metal roof needs to be similar to the existing community standards.

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- Mr. Triay reiterated that the alternate approve roof needs to be similar to the existing standards.

- Mr. Clinton presented via Zoom Screen the following motion:
Motion to approve the installation of Terracotta color metal barrel roofs and composite tile roofs to be added to the existing community standards for the replacement of roofs in Bonita Lakes.
The color and style authorized are:
 - A) Boral steel stone coated roofing; or comparable
Style – Boral vaulted tile
Colors – Sunset gold and Santa Fe

 - B) Brava Spanish barrel composite style; or comparable
Style – Spanish Tile
Colors – Terracotta, French Clay, Tuscan Clay, Antigua and Autumn

- Mr. De Oliveira questioned why metal roofs in general could not be approved Mr. Clinton specified that a specific vendor is not required but the standards need to be the same regarding the manufacturer or vendor of the metal roof material. Mr. De Oliveira also presented the possible addition of Solar Roof Tiles as an alternative of roof material. Mr. Lucky explained that style and color is based on the manufacturer not the vendor. Mr. Ziemba stated that the issue was discussed not to restrict the members to a specific manufacturer, and to remediate the conflict “or comparable” was added to the authorized metal roof standards. The item can be brought forward at the General Meeting.

- Ms. Chin stated that for the metal roofs there is a white paint coating that reflects and reduces heat by 98%. She questioned if the paint could be an option to maintain the property cooler. Mr. Clinton stated that white paint would not be approved since it does not comply with the standards and similar spectrum of the community.

- Mr. Meizoso stated that there are no selections for the dark color schemes for current paint palleted. He recommends the color Barclay in favor of the Boral Steel as a better option.

- Mr. Ziemba asked if the limited number of properties that currently have flat roofs could convert to barrel tile roofs and vice versa. Mr. Lucky stated and explained that properties that currently are flat roofed may remain as is or convert to barrel tile, but that barrel tiled properties are not permitted to convert to flat roof tiles. Mr. Triay stated that as the documents are written the flat roof where for a limited number of units.

- Mr. Clinton made the motion as follows:
Motion to approve the installation of Terracotta color metal barrel roofs and composite tile roofs to be added to the existing community standards for the replacement of roofs in Bonita Lakes.
The color and style authorized are:
 - C) Boral steel stone coated roofing; or comparable

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Style – Boral vaulted tile

Colors – Sunset gold and Santa Fe

D) Brava Spanish barrel composite style; or comparable

Style – Spanish Tile

Colors – Terracotta, French Clay, Tuscan Clay, Antigua and Autumn

The motion was seconded Mr. Ziemba – All on favor. *Motion passed.*

- Mr. Clinton stated that shrubbery has been replanted. Mailboxes have been repainted and refurbished on the back area of the community.
- Mr. Clinton stated that the 125 Ave. and 122 Ave. gates the electrical has deteriorated and corroded. Electrical work will be performed to correct up to code. Rotary at the 125 Ave gate will also be corrected to be made up to code, so that larger vehicles and first responders are able to navigate.
- Mr. Clinton opened up the meeting for community input
- Mr. Mezioso questioned regarding the status of the arborist and the tree trimming. Mr. Clinton explained that tree trimming is being done in sections, if not completed this year it will be completed next year. Mr. Al Fontana stated that the contracted work is presently almost completed; a few palms around the clubhouse need to be worked on. Mr. Mezioso commented that the parking area on 133 Terr needs a tree trimmed surrounding the light on the parking.
- Ms. Chin commented that the corner of 125th, near the green space, would benefit from a corner mirror in order to avoid possible accidents in the area. Mr. Fontana will investigate the area and look at possible solutions. Ms. Chin also asked about the possibility of a solar pool heater. She was referred to the ACC for advised on the matter. Mr. Chin inquired about the timeline for the repaving of the roads. Mr. Clinton stated that drainage, electrical, and rotary project were prioritized before starting the paving of the community roads. Mrs. Chin commented about the design of the 125th Ave. Gate. Mr. Clinton and Mr. Lucky explained that the gate is the most effective gate in keeping cars from tailgating. Gate needs to complete a cycle in order to prevent non-residents to enter.
Ms. Chin also commented regarding trees that need branches trimmed on the walkway along 125th Ave. Mr. Fontana will confirm with the trimming tree vendor to ensure all trees have a 7' clearance.

Adjournment

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

MEETING MINUTES Continued.

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The Meeting was adjourned at 7:43 p.m.