



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

JUNE 2023 BOARD OF DIRECTORS MEETING MINUTES

Date: June 19, 2023

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

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

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

New Business

- Mr. Clinton explained that the infrastructure is dated and deteriorated, and it needs to be renewed and brought up to date.
- The gate on 125 Ave. and 144 St. - Work has started and utilities marking have been completed. Three weeks of work time weather permitting.
- The gate on 122 Ave. - Permit processing has been delayed by the county.
- The Clubhouse Renovations have been substantially completed.
- A complaint regarding the gym's handicap accessibility was entered. The work to correct the standards will commence after final permitting is received and weather permitting.
- One tree was damaged, and another tree fell due to the recent storms. Removal of the trees was completed.

MEETING MINUTES Continued.

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- Mr. Clinton stated that the present access control company has made promises to better train the personnel. The HOA is not getting the best service due to the fact that we have gone with the lowest bidder.
New company (Citiwatch) will be engaged to ameliorate the present access control situation. The owner of the company Mr. Ruben Rodriguez gave a short presentation regarding the services that will be provided to the community. Professionalism is of utmost importance. A short history and company goals towards the community were presented.
- Mr. Ziemba express concerns on the qualifications of the security personnel and the exact procedure to access the community from the guardhouse.
- Mr. Rodrigues explained that the personnel needs to be D licensed and have lengthy experience in the security field. Access to the community will include a mandatory call to the unit in order to access the community, and driver's licenses will continue to be scanned. Mr. Fontana explained that Amazon access cannot be granted telephone calls to every single delivery. Access Control rules will be forwarded to the Citiwatch to follow.
Citiwatch members will follow state guide protocols during storms and/or emergencies.

Community Input:

- Ms. Patty requested the status of the tree trimming prior to storm season. Mr. Fontana explained that the tree trimming will be done in sections due to the increase of the expense. Presently all tree trimming work has been completed.

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 7:29 p.m.