



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

MARCH 2023 BOARD OF DIRECTORS MEETING MINUTES

Date: Match 27, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	Bob Mulindwa	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Miguel Bustamante	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Tere Gonzalez	Admin Assistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners

Jorge Alessandri	Erik Alexander
Ariella Register	Martha Douer
Laz Lopez	Maria Estrada
Juan Garcia	Toni Patti
Sandy Rahman	Miriam Reyes
Lidia Ortiz	Javier Hernandez
Helen Bhagwandin	John Meizoso
Libby Ortiz	Mickey Ortiz

Meeting was called to order by Mr. Clinton at 7:05 p.m.

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

President's Report

- Mr. Clinton stated that various community projects are currently in different stages.
- Mr. Clinton stated that many challenges are being faced with the projects at hand.
- 250 sidewalk slabs need repair. It is proposed to divide the work into repair of 60 slabs per year in order contain cost.
- On the Miami-Dade County part, permits are being requested, and forced to obtain, that were not necessary before, extending the time for the projects to commence.

MEETING MINUTES Continued.

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- Electrical is. Needed for the gate repairs. The plan is to complete the gate at 122nd first and then move forward with the gate at 125th. Projects might be reversed depending on permit timeline.
- The Roundabout at 125th will be brought to code to allow access for emergency vehicles. The County is currently backlogged, and permit approval is still pending.
- As soon as the necessary permits are approved construction and repairs will commence.

Old Business: None

New Business:

- The Traffic Study was approved as part of the process to improve the roads. The traffic consulted indicated that speed humps can be used as replacement for the non-compliant speed bumps. Approval of the speed humps requires a 345 vote from the community members voting yes. Response received was 78 votes, 16 people have stated they are not voting. Calls and voice mails were made to generate more votes but no response was received.
- The Board has approved all requirements necessary for the improvement of the roads in the community. The 2/3 community member's vote required for the installation of speed humps was not achieved. Since votes are not enough it is equivalent to a NO vote.
- Mr. Clinton stated that when the repair of the roads commence and the new layer of asphalt is installed the current non-code compliant speed bumps will be removed.
- A new vote can be requested by the community members closer to the time of the removal of the removal of the speed bumps.

Community Input:

- Ms. Douer inquired on the timeline of the proposed work since the approval of the speed humps was not successful. Mr. Clinton explained that the repairs will be done in phases. Drainage repairs and the design of the roads will come first, and the milling and resurfacing of the roads will come at a later time. Consideration is being given to 2024/2025. Ms. Douer expressed that more support can be acquired to have a positive vote closer to the project's starting point.
- Ms. Bhagwandin stated that she did not receive the proxy correspondence by mail. Mr. Clinton explained that all proxy correspondence was mailed to all owner members of the community. Correspondence was mailed on a neon green envelope to secure interest.
- Mr. Alessandri inquired about the impact the removal of the speed bumps would have on the insurance premium of the community. Mr. Clinton stated that he would inquire with the insurance company regarding the issue.
- Mr. Alessandri also inquired about the action that will be taken in order to regulate speed in the community. Mr. Clinton explained the many options that have been presented and are still out for debate and approval by the community.

MEETING MINUTES Continued.

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- Mr. Hernandez inquired if the vote was over for the time being. Mr. Clinton explained that voting proxies had been mailed 75 days in advance of the result date, in an envelope colored to attract attention. He explained that speed bumps will be removed regardless due to their non-compliance.
- Mr. Clinton stated that he would be willing to entertain a second proxy of community members prove that they are interested in one.
- Mr. Meizoso inquired regarding the community as private property and the correct ordinance being added to the traffic study that was conducted for the community. Mr. Meizoso explained that as a private property county ordinance can be superseded.
- Mr. Garcia and Ms. Estrada stated disappointment on the vote outcome.
- Mr. Clinton stated that a petition can be made by the community members to revisit the vote for the installation of speed humps as per code.
- Mr. Alessandri recommended the forwarding of information to the community members regarding the premium cost increase and the consequence on the monthly HOA payment it will arise. As part of the previous Board he has no recollection of county approval when the speed bumps were installed.
- Mr. Clinton stated that he would consult with Traffic Engineers and Attorneys to gather further information.
- Mr. Meizoso inquired about the timeline in which the speed bumps will be removed. Mr. Clinton explained that the current speed bumps will remain in place until the milling and asphalt resurfacing commence in about 2-3 years' time.
- Mr. Lopez commented on the continuous high speed problems the community faces and advices the board to put the matter to a vote again closer to the project starting point.

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 8:13 p.m.