



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

MARCH 2022 BOARD OF DIRECTORS MEETING MINUTES

Date: Monday, March 28, 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 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:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others:	Miguel Bustamante	Erik Alexander		
	Dolores Pinault	Sandy Rahman		
	Toni Patti	Marco Guzman		
	Ewie Marais	Juan Garcia		
	Kathy Pearson	Carmen Palacin		
	Lucas Rodriguez	Christine Miranda		
	John Meizoso			

Meeting was called to order by Mr. Lucky at 7:03 p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed. Mr. Fontana stated that the Waiver of Notice was presented.
- Mr. Clinton explained the meeting agenda procedures.
- Mr. Clinton addressed the concerns regarding the burglaries taking place in the community. The rover will continue to monitor the neighborhood from 12am-4am. Areas have been assigned as posts where flashlight monitoring will be conducted Training has been provided to the Access Control personal regarding entry point access. Driver licenses scanners will become part of the point of entry procedure to obtain access into the community. The neighborhood watch meeting was conducted.
- Mr. Clinton announced that the ringleader of the thefts committed in the neighborhood area was apprehended. The ABC News link will be provided on the HOAs Website.

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Special Meeting – Traffic Study -2nd and final reading

- Mr. Clinton proceeded to note the traffic study recommendations agreed upon on the February 28th, 2022 meeting to commence improvements as gates, drainage and electrical, crosswalks (paint only, paving, speed signs. The complete Traffic Study can be found on the HOAs website.
No community or Board member inputs were presented.
- Mr. Clinton made a motion to accept the traffic study as presented with the main elements to include gates, drainage, electrical, sidewalks, crosswalks (paint only), paving, speed sign feedback (conceptual) and speed humps which will require to 2/3 votes of the community.
Motion seconded by Mr. Lucky. All in favor. One member absent. **Motion passed.**

Special Meeting – (MRTA) Marketable Record Title Act – 2nd and Final Reading.

- Mr. Clinton explained the MRTA for the Association Documents has come for renewal after 30 years. Without the renewal the Association cannot continue to hold business.
- Mr. Triay explained that the life of the documents are being preserved, reaffirmed and preserved as they are, once the documents are recorded, then any consideration for amendments can be made.
- No community or Board member inputs were presented.
- Mr. Clinton made a motion to preserve and extend the documents in accordance with the Marketable Record Title Act. Motioned seconded by Mr. Lucky. All in favor. One member absent. **Motion passed.**
- Mr. Triay will forward a notice to preserve and reaffirm the documents for signature, witnessing, and notarization. Once executed the document including the legal description of the Association will be recorded. Once recorded the documents will be extended for 30 years.

Topics for consideration for Document Amendments

- Mr. Clinton stated that topics were brought forward to improve the security of the community. Placement of cameras every 100’ was suggested, which will account for 48 cameras.

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Monitoring of the cameras will require an additional security personnel, which will increase the HOA Fees to \$31.00/per month/per homeowner.

- Background checks for individuals purchasing property in the community was suggested. As per law, should the individual not be approved, the HOA maybe obligated to purchase the property. Special Assessments maybe implemented.
- Mr. Clinton commented that that different roof conversion approvals are being studied. When the roof materials options are brought forward they will be put to the same vote procedure needed to amend the documents.
- Upcoming meeting will be set to bring forward all the options available and look on final installed sites. Mr. Alexander stated that all information will be provided for review.
- Mr. Marais stated that the roof approval process will take approximately a year. Meantime the options are not available. Mr. Clinton explained that procedures are to be followed. Mr. Lucky stated that three meetings have taken place regarding the roof options.
- Mr. Alexander explained that in June/July of 2021, the conversation was brought forward, but only recently has the ACC move forward in the consideration. Two manufacturers have been brought forward and provided pertinent information, as well as coming on-site for review. Meetings have been scheduled with 2 Board Members and One meeting was scheduled with residents – of which one household made attendance. An additional meeting with the Board is being scheduled and a follow up meeting will be conducted with the homeowners.
- Mr. Marais expressed his concern on the lengthy process to add additional options to the roof materials approved for usage.
- Mr. Clinton explained that the process needs to be followed, and vote may be in the agenda for the August meeting. Mr. Clinton will attempt to move the process forward as swiftly as possible.
- Mrs. Patti does not understand how windows are approved by Dade County they can be installed, but roof materials cannot be installed in the same manner. Would like the process to move on a faster pace. Mr. Lucky explained that the roof material, as per our documents, need to maintain a unified look. Ms. Patti also commented on the notifications and information received by the owners and renters. Mr. Clinton explained that all notifications and information available is posted on the HOA's website.
- Mr. Meizoso stated that he sent an email to the ACC and the Board. Mr. Clinton acknowledged receipt of said correspondence. Mr. Meizoso commented that within the documents rules it is stated that the Board is able to overrule the ACC if a timely resolution is not agreed upon. He

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questioned the procedure used regarding the impact windows for approval, Mr. Fontana will contact the ACC Chair to provide the information needed.

He would like to move forward into the decision of approving roofs, since the process is not moving along, since from a distance is not noticeable. Mr. Clinton stated that the ACC will be meeting promptly to move forward into a resolution as quickly as possible.

Adjournment

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

The Meeting was adjourned at 8:14 p.m.