



**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.**

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

**November 2022 BOARD OF DIRECTORS MEETING MINUTES**

**Date:** November 28<sup>th</sup>, 2022

**Location:** VIA ZOOM

<b>Board Members</b>	<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"/>
<b>Miami Management:</b>	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay, Esq.	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Others: J. Meizoso, Erik Alexander, Tony Patti, D. Mulindwa**

Meeting was called to order by Mr. Clinton at 7:00 p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the Board of Directors Meeting to proceed.

**Board Business**

- Mr. Clinton stated that hedge planting will be completed by end of week.
- Approved Traffic Study needs 2/3 vote approval from the members in order to approve the speed humps.
- Equipment has been acquired, to commence the work at the gates. Miami-Dade County requested changes for the electrical boxes. FPL needs to provide access to the transformers in order to start the gates' improvements. FPL is working with hurricane troubles at the present time and are unable to provide immediate service.
- Christmas lights are up, and homeowners have been complementing the new display.
- Markings on sidewalks, will be done in sections. 143rd Ln to the tennis courts sidewalks need to be extended. The intersections are not ADA compliant – and because of safety issues a more extended survey is necessary. Quotes are being received for the work at hand.
- Pickle Ball is now available at the Tennis Courts.
- A Porch Pirate has been seen picking up decorations-any information please call the police. Photo is posted on the website.
- The Traffic Report has been approved. Drainage and Sidewalks will commence soon.

## **MEETING MINUTES Continued.**

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- Speed Humps as Traffic Calming will need to be voted on and approved by 2/3 of the homeowners. A mailout will be sent to the homeowners in both English and Spanish with a summary and location of the tentative location of the speed humps. Dade County Public Works will provide the final locations.
- Votes can be mailed or personally be dropped-off at the office, this will provide different options. More than 345 votes are needed in order to maintain the speedhumps as a traffic calming method. Courtesy reminder calls will go out to homeowners that have not yet voted after 30 days. If no further notifications are wanted homeowners are to state it to the office.
- Mr. Triay stated that the time frame for the voting package return can extend from 75 to 90 days, as long as it extends past 14 days.
- March 28<sup>th</sup>, 2023 is the proposed date to votes to be counted. Notices will be sent 75 days before that date.
- Packet will include all information pertinent to date.
- Mr. Ziembra stated that convincing homeowners is to be made a priority. The information must clearly state that not voting favorably will bring the consequence of NOT having any speed humps in the community as traffic calming-All speed bumps will be removed otherwise. Board Members are fully in support of maintaining speed humps in the community for safety reasons.
- The packet will include references and diagrams, it will be kept simple and to the point.
- Mr. Bustamante stated that the mailout needs to appeal to emotion. Need for safety needs to be priority. Information must appeal to people's sense of community safety.
- Mr. Meizoso stated that 75 days out will come close to the holidays and community members may not be interested during that period to participate. Mr. Clinton stated that it will be sent somewhere near January before the package is sent.
- Mr. Clinton stated that the gate work, drainage work and ADA compliances will be completed before the street resurfacing project begin, removal of the current speed bumps will take place during resurfacing.
- Mr. Meizoso expressed concerns regarding the traffic flow while street resurfacing takes place. Mr. Clinton stated that project will take place in phases.
- Motion was brough forward by Mr. Clinton to distribute speed hump information and proxy vote package to be counted on March 27<sup>th</sup>, 2023, and to include the recommendations of Mr. Ziembra and Mr. Bustamante. Mr. Lucky seconded the motion -All in favor. None opposing - **Motion Passed and Carried.**

### **Other Board Business:**

- No other board business to discuss.

### **Community Input:**

- Ms. Patty expressed concern regarding the removal of the current speed bumps if the full vote is not achieved for the addition of public works approved speed humps. Mr. Clinton explained that as per Public Works the current speed bumps are no longer approved by Public Works and if the vote

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is not achieved the speed bumps will be removed during milling and no traffic calming speed humps will replace the removal of the speed bumps.

- Ms. Patty also expressed that additional lighting is necessary on emergency gates. Mr. Clinton stated that additional conduits will be added to add additional lighting as needed. Ms. Patty stated that currently gate area is lit thanks to the Christmas lights but usually is very dark in the area.
- Mr. Meizoso expressed great concern regarding the complete removal of the current speed bumps and the fail of the vote to replace with speed humps will cause grave safety hazards.
- Mr. Meizoso asked if the gate at 122<sup>nd</sup> Ave. would have a double gate and if the bar could be fixed. Mr. Fontana stated that new motor and equipment is in place and is awaiting Miami-Dade County permitting to proceed with the work. The bar code configuration for entrance can be look into as a future project.
- Mr. Ziembra stated that chances are very slim that the votes needed will be acquired. He stated that a monumental effort needs to be set forward in order to make sure the votes needed are received and public safety is maintained in the neighborhood.
- Ms. Patty expressed grave concern regarding public safety, she inquired into a Special Exemption – Mr. Triay explained that by Miami-Dade County Code a vote of 2/3 is required.
- Link to traffic study will be added to the packet for community members to have quick access to the information, as well as the pages and dates of meetings pertinent to the traffic study and the implementation of speed humps.
- Mr. Ziembra stated that maybe signs and flyers around the community and on the website stating VOTE YES! may bring interest to the homeowners. Mr. Triay stated that it is not recommended.
- Mr. Mulindwa questioned if homeowners could advocate with signage, Mr. Fontana stated that signage ruling needs to be followed as per rules and regulations.
- Mr. Meizoso suggested that a bright colored envelope be used to mail the proxy so the community members/homeowners can be interested and take a look at the mailout. Orange and Neon Green were the favorable colors for the envelopes.

### **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 7:50 p.m.**