



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

**OCTOBER 2022 BOARD OF DIRECTORS ANNUAL /
BUDGET MEETING**

Date: October 24th, 2022

Location: Bonita Lakes Community Center

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"/>
	Carlos Triay, Esq.	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners – Refer to Meeting Sign-in Sheet

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

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

Board Business

- Annual Budget 2023 was distributed to the attendees, if needed.
- Mr. Clinton expressed that a 3-minute time limit speaking allowance will be permitted so that all community members may have a chance to participate.
- Mr. Clinton stated that the Annual Audit was completed, and all financial records were reviewed by an outside CPA as per HOA Documents. The Audit is available at the Management Office. There were no adverse findings.
- Annual drain cleaning has been continued to address drainage issues.
- Aggressive legal action will take place to collect assessments owed.
- Annual tree trimming will be made by stages, first stage completed for the current year.
- Seasonal Flowers and mulch were replaced.
- Bathrooms will be re-designed to comply with LEEDS standards.
- Traffic study was completed, and 2/3 vote needed to continue with the projects.
- Rover patrol available seven days a week. Miami Dade off duty officer – twice a month
- Sidewalks will be cleaned – project to commence at end of November.

MEETING MINUTES Continued.

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- Complains have been received regarding the North Gate – Gate openers signal not picking up and gate opening process to slow. Construction will commence next year to make area user friendly and equipment as per code. An electrical engineer has been contracted to make all the necessary adjustments needed to move forward with the project. Road work to allow first response and large vehicles entrance to the community. Funds will be utilized from the reserves fund.
- Requests have been received to make Board Meetings Via Zoom, members find it more convenient to attend from the convenience of their home. There was an increase in attendance since the Board Meetings were made via Zoom. Social Distancing protocol has been utilized for the present meeting. A civil engineer has been contracted, and quotes are being requested for the surveys needed.
- Before work on the roadways can begin, the HOA will address drainage problems identified by the traffic study.
- A driver's license reader was installed at the guard station. This improvement ensures a record is made of each vehicle and shortens the processing time for vendors and guests to the association.
- A landscaping committee has been appointed and will assist the Board of Directors on improving the appearance of the property.
- A metal roof option is now available but requires ACC review and approval.
- Florida insurance companies are not picking up new policies and prices have increased substantially. A recommendation to increase the monthly fee to \$192.00 has been proposed effective 2023 in order to cover the increase in prices of contractors and supplies.
- Questions have arisen whether there will be refunds when budget line items are not spent. All remaining funds account are included in the year end surplus/deficit and rolled to the next year's budget. This year's budget uses the \$16.39 of reserves to offset the monthly fees. This year despite the inflation and supply chain issues, the assessment represents a 4.34% increase in inflationary cycle rate, has been as much as 9.1% and is still 8.5%.

Other Board Business:

- No other board business to discuss.

Community Input:

- Homeowner stated that in the North area of the community the trees were not trimmed. Mr. Clinton explained that the tree trimming will be completed in sections since the price to complete the work has increased considerably. If there are any concerns, please reach to Al or Tere.
- Homeowner expressed concerned regarding the community's entry gates. Mr. Clinton explained that work will commence in November to address the current problems. She also stated that the pedestrian gate has been open for over a week. Mr. Clinton referred the problem to Al for immediate resolution.
- Homeowner interested in the use of metal roofs was referred to the ACC for approval and additional information over the process. Homeowner also incurred over the use of artificial turf, as of present artificial turf has not been approved.

MEETING MINUTES Continued.

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- Homeowner had concern over the \$16,000.00 allocated for Telephone Service on the upcoming Budget. Mr. Clinton and Mr. Fontana clarified that Business telephone use fees are higher than residential rates. The amount also includes internet service and radio connectivity.
- Homeowner commented on the improvement of the security of the community. All complaints brought forward are quickly improved and resolved. ID will be asked of all persons entering through the guest house whether they are on visitors' list or not.

Motion by Gary Clinton to approve the 2023 Budget for \$192.00 per month. Seconded by Winston Lucky. All in favor. Motion passed.

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 7:44 p.m.

ANNUAL MEETING OF MEMBERS OF BONITA LAKES PROPERTY OWNERS ASSOCIATION

Meeting was called to order by Mr. Clinton at 7:45 p.m.

- Mr. Al Fontana presented proof of the Notice of Annual Meeting that was provided to all community members.
- Mr. Triay explained that in order for the annual meeting to proceed, 20% (104 Homeowners) of the community membership or presence by proxy was needed to establish a meeting Quorum and conduct business at the annual meeting. 11 members were present and 2 proxies. Mr. Triay noted that there was No Quorum.
- Mr. Clinton explained that two board positions were currently for re-election - President and Member Representative.
- Board members holding positions for re-election were asked if they would like to maintain their positions – both board members gave a positive reply. No vacant positions.

MEETING MINUTES Continued.

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- There being No Quorum, Mr. Clinton established that the existing Board of Directors will remain for the 2023 fiscal year. Motion was made by Mr. Clinton to maintain the Board of Directors with its existing members. The motion was seconded by Mr. Lucky – All in favor – **Motion Passed.**
- Mr. Clinton stated that all spoken and written concerns, recommendations, revisions, improvement ideas, and grievances brought forward by the community members would be taken into consideration and addressed appropriately.

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 7:47 p.m.