



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

**BOARD OF DIRECTORS
ANNUAL/ BUDGET MEETING
MINUTES**

OCTOBER 25, 2021

Date: October 25, 2021

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 7:04p.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 2022 was distributed to the attendees.
- 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 spoke regarding Annual Audit Major Findings, Deficit Status-surplus is projected for the 2021 fiscal year, Accomplishments, Scheduled projects before end of year, Delinquent Collections-reduced from 75 to 4, New Budget adjustments to sustain a fairly level budget effort, Association Monthly Assessment to remain \$184.00/month (One Hundred Eighty-Four Dollars and 00/100 – lowest in the area), and Overviews of the HOA were explained.

Other Board Business:

- No other board business to discuss.

Community Input:

MEETING MINUTES Continued.

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- Homeowner expressed that consideration of homeowners' needs should be contemplated. The right to upgrade personal property – decks, docks, driveway expansion should be items that community members and the board should be able to communicate about.
- Homeowner expressed need to review the budget. Mr. Clinton explained that all the records are public record and are available at the office for review at any time. An independent annual audit is conducted annually. Homeowner stated that Line 15 and Line 25 overlap on concept. Mr. Clinton and the Treasurer will work into unifying the line items; he also explained that in the event that the fiscal year does not use the hurricane funds, such funds will go into the surplus for the upcoming fiscal year.
- Mr. Clinton explained that Line 17 – extended to Tree Trimming and Fertilizing is bided periodically to minimize expense. Homeowners conveyed displeasure regarding the cost of lawn maintenance and the poor service received. Allocation of funds to cut large trees need to be provided; tree's leaves are damaging pools and blocking drainage systems. Grass and landscaping need to be replaced in many areas.
- Homeowners brought forward that lighting at mailbox area near the tennis court needs to be replaced. Mr. Clinton advised Mr. Fontana to promptly repair the lighting.
- Many of the homeowners present indicated that after 25 years changes need to be made to the HOA Documents. By Laws need to be revised and upgraded in the areas of roofing, expansion of driveways, decks/docks, paint colors, front décor, culture stone façade, etc. Homeowners main request is for the approval of Docks Construction. Mr. Clinton explained that Insurance clause does not permit the construction of docks in the community. Insurance companies are rejecting coverage if community allows the construction of docks in the community.
- Homeowner asked for the steps needed to change the current by-laws. Mr. Clinton stated that the section of the by-laws that require changing need to be identified. To change the entire By-Laws will be costly.
- Homeowners agree that roof and window replacement should encompass more modern and energy effective options as well as choice of colors.
- Homeowners requested an informational meeting with Insurance Agent to understand denial of coverage by building docks. Mr. Clinton explained that meeting was held with Insurance Agent and the information at hand is the one that was provided by Agent.
- Homeowner brought forward grievances:
 - Pressure cleaning of sidewalks has not been completed
 - Pool facility stumble hazards – furniture locks
 - Entrance gates need to be upgraded – constantly broken
 - Pool Area Bathrooms need to be vented and cleaned regularlyMr. Clinton stated that he would address the concerns.
- Renting of the Community Center to non-community members was questioned. Mr. Clinton explained that the cost of the rental is not included in the monthly assessment but passed on to the party requesting the rental.
- Homeowner stated that debris clumps in the corner of the lakes and it needs immediate cleaning. Mr. Clinton stated that property management will be made aware, and action will be taken.

MEETING MINUTES Continued.

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- Gym Cards need to be logged and returned by departing community members. Mr. Clinton acknowledge the safety exposure non-community members entering property may cause.
- Mr. Clinton stated that a Landscaping and Beautification Committee will be created to address the current landscaping and property issued around the community.
- Homeowner thanked board members for their service, but also expressed that neighborhood needs numerous improvements.

Motion was made by Mr. Clinton to approve and establish the 2022 Annual Budget. The motion was seconded by Mr. Lucky – All in favor – **Motion Passed.**

- 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. Mr. Triay noted that there was No Quorum.
- Mr. Clinton explained that two board positions were currently for re-election.
- 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.
- As per Homeowner's request, Board Members introduce themselves and presented qualifications.
- There being No Quorum, Mr. Clinton established that the existing Board of Directors will remain for the 2022 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 8:48 p.m.