



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

14340 SW 122 Court, Miami, Florida 33186

Phone 305-253-6280 Fax: (305) 253-9927

www.bonitalakes.org

**OCTOBER 2023 BOARD OF DIRECTORS BUDGET  
MEETING MINUTES**

**Date:** October 23, 2023

**Location:** Bonita Lakes Community Center

<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"/>
	Tere Gonzalez	Admin Assistant	<b>X</b>	
	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 2024 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.
- The association is projecting a surplus of \$359,000 this year.
- Renovations to the clubhouse were completed.
- Traffic enforcement will continue with the presence of traffic patrol officer.
- Traffic study was completed, and 2/3 vote needed to continue with the projects.
- The lake was re-stocked with mosquito fish.
- Legal steps were taken to collect outstanding assessments.
- Tree trimming was completed before hurricane season.
- Seasonal flowers were replaced.

## **MEETING MINUTES Continued.**

October 23rd, 2023

Page 2 of 4

- Sidewalks were pressured cleaned.
- Roundabout and drainage project for 143 Lane, 119<sup>th</sup> Street and 136 avenue will be designed by end of October 2023.
- Lake banks are being cleaned and debris removed.
- Speed bumps, center lines and curbs were painted.
- Meeting Recordings are available on the website as well as a calendar of monthly events.
- Metal Roofs options are available.
- A civil engineer has been retained to oversee future projects.
- Roundabout and drainage projects will be placed for bid and commencement for the upcoming 2024 fiscal year.
- Budget estimated increase of 40% to the insurance premium at \$116,000.00. Final Premium is \$142,000.00. Two resident claims are increasing the premium by \$27,000.00.
- Number of delinquent properties on collection have been reduced from 75 to 4.
- Adjustments were made to the budget. \$16.51 per month is being used to offset the monthly fee.
- Monthly fee for the association will be \$204 per month.
- Resident enquired regarding the office supplies and expenses projected on the budget as a double expense. Mr. Clinton reiterated that budget will be reviewed. Management states that both items are not related and cover different expenses.
- Resident enquired regarding maintenance of the common area around her property. Mr. Clinton stated that maintenance of the area is scheduled for Spring 2024.
- Mr. Clinton presented a motion to approve the budget as presented. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**
- Management Team will prepare the new payment books.
- New budget period will begin on January 1.
- New monthly assessment payment will be \$204.00 per month.
- Back Gate and Pool projects have been slow in progress due to permit, weather, and contractor delays. Projects expected to be completed by end of year.
- New Access Gate Company (Ruben Rodriguez) explained procedures and clarified that officers that did not meet standards were quickly replaced and new officers were trained to follow rules and protocols. Any concerns have been quickly resolved.
- PowerPoint presentation to be annexed to Meeting Minutes.

### **Other Board Business:**

- No other board business to discuss.

### **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 7:29 p.m.**

## **MEETING MINUTES Continued.**

October 23rd, 2023

Page 3 of 4

### **ANNUAL MEETING OF MEMBERS OF BONITA LAKES PROPERTY OWNERS ASSOCIATION MINUTES**

Meeting was called to order by Mr. Clinton at 7:32 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 3 proxies. Mr. Triay noted that there was No Quorum.
- Mr. Clinton explained that one (1) board position was currently up for re-election.
- Board member holding position for re-election was asked if he would like to maintain his position. Mr. Lucky agreed to maintain his position on the Board as Vice President.
- There being No Quorum, Mr. Clinton established that the existing Board of Directors will remain for the 2024 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.**

**MEETING MINUTES Continued.**

October 23rd, 2023

Page 4 of 4

**The Meeting was adjourned at 7:46 p.m.**