



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

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www.bonitalakes.org

**September 2021 BOARD OF DIRECTORS MEETING MINUTES**

**Date:** September 20th, 2021

**Location:** Teleconference 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"/>

**Others: Homeowners**

Toni Patti	John Meizoso
Jaime Bernard	Erik Alexander
Jackie Costa	Ricardo Costa
Bernard Mejia	

Meeting was called to order by Mr. Clinton at 7:01p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed.

**Property Manager's Report**

- Collections are down to ± \$44,000.00
- A foreclosure sale occurred on September 20<sup>th</sup>, 2021 - \$4500.00
- Projects List has been submitted to the Board.
- ACC Approvals and Disapprovals Minutes to be approved for the Sept. 1<sup>st</sup>, 2021, and Sept. 9<sup>th</sup>, 2021 Meetings.

**Old Business**

- Mr. Clinton stated that during the Traffic Calming Study Hearing there was a lot of support for the allocation of a Florida Highway Patrol Officer for the Community. It was explained that because of COVID safety implementations the Florida Highway Patrol were not permitted to write violations. The County was contacted, and the Board is in the process of entering in an agreement. Miami Dade off duty police officer will be present starting by mid-October to early-November. Currently working on applications and paperwork.

## **MEETING MINUTES Continued.**

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- Mr. Fontana expressed displeasure towards the current landscaping maintenance. Concerns were expressed to Miami Management. Mr. Clinton explained that mowing and trimming will be performed once a month. Trimming instead of spraying will be required. FPL and railroad service being contacted to request access to property for maintenance, if need be, a gate will be placed to grant access. Landscaping crew will be changed, poor performance, and new crew will commence work on the upcoming rotation. Successful resolution aimed for October.
- Mr. Lucky is spearheading the 125<sup>th</sup> Ave. Gate Project, solution to provide adequate access for emergency vehicles. The rotary at 125<sup>th</sup> Ave. needs to comply to code. Several poles were damaged by an emergency vehicle accessing the gate. Mr. Lucky presented the issues emergency vehicles and police vehicles face entering the community. Traffic Calming Study identified the current rotary as the primary modification needed to accommodate the emergency vehicles proper access to the community. Gate needs to be modified, right side, to grant access to large emergency and large service vehicles. Estimated costs for the round-about modification was not included in the original cost proposal, and addition \$10,000 to \$20,000 increase may be added. The improvement is a safety feature and adds additional value to the community. RFP Package for Electrical/Civil Engineer Services with project scope of work to design and provide the best solution for the improvement (alternate access, unattended access, etc.) Faster response times to emergencies is the goal. Mr. Meizoso stated that YELP System is needed since Miami Dade Police does not have access to Knox box keys, and that both unattended gates will need the system. Mr. Lucky stated that the latest technology will be utilized to render the project beneficial to the community. Mr. Meizoso also stated that the community can request that the mapping system provided to the emergency system be updated to using the 125<sup>th</sup> Ave entrance or Main Entrance, since the rotary on 122<sup>th</sup> Ave. is City Property. Mr. Fontana will make contact to recommend AVL response route for the community. In order to move forward with the project, RFP Package will be sent to Legal Dept. to get approval. Different companies will be added to the bidding process for design, permitting and final construction. Mr. Ziembra, asked for clarification regarding the funding of the project. Mr. Clinton explained that the Emergency Gate Project is a separate project from the road improvement project. Project funding most likely will come from reserves.

### **Other Board Business:**

- No other board business to discuss.

### **Community Input:**

## **MEETING MINUTES Continued.**

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- Ms. Costa understood that the landscaping crew will be revisited starting in October and Mr. Clinton stated that he would be in constant contact with the landscaping company to assure that all work is being completed as expected.
- Ms. Costa expressed concern regarding the current Iguana situation on the lake. She stated that she made management aware of the situation and was told that it is the homeowners responsibility. She has seen upwards of fifteen iguanas at one point in her property. Mr. Clinton would like to log their location and time of the day when the reptiles are seen, in order to provide proper and swift solution to the problem.
- Ms. Patti expressed gratitude for the solution to the landscaping concerns she had regarding the easement. Ms. Patti had concerns regarding the upcoming elections. Mr. Clinton explained that the upcoming election will not be a Zoom Meeting, but an in-person meeting scheduled at the community's clubhouse. She understands that homeowners' nominations will come directly from the voting floor. She was explained by Mr. Fontana that the proxy is for those members of the community that are unable to attend the meeting and delegate the casting of the vote for the member. Mr. Norman Patti enquired regarding the resume submissions for the open positions. Mr. Fontana stated that as of date, no community member has expressed interest. A notice has been put forward stating the conditions to run for an open board position. Mr. Fontana also explained that a Quorum needs to be achieved, and it constitutes 20% of the homeowners. If Quorum is not reached existing board members term continues and if not continuing in their Board position, position is presented to current Chair Members – already acquainted with the issues and ongoings of the association.
- Ms. Patti stated that there is a large number of commercial vehicles parked in residences during the evenings and weekends, violating the association's rules. Mr. Fontana explained that the length and weight of the vehicle is what constitutes a vehicle commercial, not the use of signage. Mr. Clinton stated that warnings are forwarded to the homeowners before legal action is taken. Should violations be seen, please document them and forward to the management for solutions. Ms. Patti also stated that homeowners' vehicles are parking overnight on the visitor's parking area. Mr. Clinton reiterated that warning correspondence is sent to homeowners prior to booting and towing. Mr. Meizoso, Ms. Costa, and Mr. Lucky agree that violations should be the responsibility of management and not a neighbor vs. neighbor debate. The community should not encourage this pattern of behavior. Mr. Meizoso forwarded the idea of reminding homeowners of the regulation and the possible use of magnetic covers for the commercial vehicles' signages

### **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 7:51 p.m.**