

**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY FEBRUARY 28, 2005**

The Minutes

Meeting was called to order, at 7 P.M. by President Kenneth Stevens

Members Present: K. Stevens, G. Clinton, C. Sharp, and C. Rogers
Miami Management: Al Fontana

Minutes approved from 2/10, with 3 corrections, and 2/21

Treasurers Report by G. Clinton:

Progress is being made in collection of passed due accounts. There are now 16 accounts, of over \$1,000 each, totaling \$33,000.

Management Report by Al Fontana:

Financial update as of 1/31 submitted for review.

Security - Stevens and Fontana have met with the security company owner and staff. One guard has been replaced. Access card and clicker exchange is in process.

Security Camera's are up and running.

Board and Committee Appointments:

The following motions were made by G. Clinton and seconded by K. Stevens:

Board - Helena Barrara - Passed

Document Review - G. Clinton, Charles Rogers, Winston Lucky, Marion Hill, and Mark Zeimba - Passed

To dissolve the Architectural Review Committee - Passed

To establish the Architectural Review Committee - Passed

To establish a Violations Committee - Passed

Appointments to the ARC - Passed

Winston Lucky, as chairperson, Robin Teagarten, Sirdesh Khemlani and Mark Zeimba as alternate

Appointments to the Violations Committee - Passed

Becky Teagarten, as chairperson, Patricia Hudson and Carol Rosenbaum

As Vice President of the Board - Chris Sharp - Passed

As Secretary of the Board - Helena Barraca - Passed

Motion to approve pressure cleaning of the perimeter wall by New Image, at a cost of \$3,520 was approved.

Motion to approve lighting proposal, for SW 122nd Ave and SW 144th St. by H&C Electric, at a cost of \$5,778 was approved.

Entry Gates - Five proposals were received - Proposals will be reviewed and recommendations made at the next board meeting.

Scooters - We have requested our Lawyer to draft language for Rules and Regulations.

Meeting was adjourned at 8:30 P.M.