

Bonita Lakes Property Owners Association. Inc.
Board of Directors Meeting
Monday, November 29, 2004 at the Clubhouse

Minutes

The meeting was called to order at 7:00 p.m. by Bob Flanagan.

Board Members Present: Bob Flanagan, Kenneth Stevens, Gary Clinton and Chris Sharp.

Quorum was established.

Homeowners Present: Donna Stevens, Debora Harris, Jose Noy, Winston Lucky, Sunday Reams, Victor Davalos, Charles Rogers and Julius Israel.

Review and approve minutes of October 25, 2004. Motion made by Ken Stevens, seconded by Gary Clinton to accept minutes. **Passed unanimously.**

Appointment of Board Officers- Motion made by Ken Stevens to appoint Gary Clinton as Treasurer, seconded by Chris Sharp. All in favor. **Motion passed.**
Motion made by Gary Clinton to appoint Ken Stevens as Vice-President, seconded by Chris Sharp. All in favor. **Motion passed.**

Manager's Report:

The following items were discussed:

- Report of painted driveway and compliance.
(2 of 6 driveways have complied) and have been accepted by the Board.
- Report of general maintenance in the community.
(repairs should begin by mid December)
- Report of 10 most common violations.

Treasurer's Report:

- Current surplus in operating account will allow transfer of \$32,000.00 to reserve account to provide funds for hurricane insurance deductible.

ACC/Violations Committee Report:

- ❑ Winston Lucky reported that the ACC continues to operate smoothly. Number of homeowners required to attend violation hearing is decreasing. It appears that homeowners are complying before fines are assessed.

Interim Board Actions/ Emergency votes since last meeting:

- ❑ Board voted to accept remedy (chemical removal) on two driveway painting violations, file closed.
- ❑ Board voted to accept the Insurance Agents proposal to modify coverage limits per recent appraisal.
- ❑ Board voted to adopt parking permit protocol in use by other POA's.
- ❑ Board voted to approve a transfer to reserves in the amount of \$32,000 to fund hurricane deductible.
- ❑ Board voted to investigate why the triangular parcel of land on the West side is not deeded to the POA.

Old Business:

- ❑ Security Cameras- Bob Flanagan and Jose Noy to meet and experiment with different cameras to improve overall performance of the system.
- ❑ Security Committee- no volunteers from the gallery to serve in the Security Committee at the present time.
- ❑ Reissue of gate cards, reprogramming of clickers –to be accomplished within the next 90 days with new Security Company.

New Business:

- ❑ Stray cats- Management Team to arrange with firm for removal of stray cats around clubhouse and pool area only.
- ❑ Parking permits- new parking permits will be issued by Security to all guests. Violators of parking rules and regulations will be towed.
- ❑ Lawn care service-Board member and Management Team will meet with lawn maintenance supervisors to discuss performance guidelines.
- ❑ Inadequate watering- homeowners will be encouraged by Management Team to water their lawns on a regular basis.

Motion by Gary Clinton to terminate current Security service contract with StateWatch Security effective January 2005 and enter into a contract with Feick Corporation beginning January 2005. Seconded by Ken Stevens. All in favor. **Motion Passed.**

Motion by Gary Clinton to terminate current towing agreement with Whitts Towing effective immediately and enter an agreement with Ace Recovery and Tow Away Services Inc. effective immediately. Seconded by Ken Stevens. All in favor. **Motion Passed.**

Comments from the gallery:

- Charles Rogers requested the Board to dismiss his fine for paint violation of his residence.

Motion by Chris Sharp to dismiss the \$1,000.00 fine to Mr. Charles Rogers for painting violation of residence. Seconded by Ken Stevens. All in favor. **Motion Passed.**

- Victor Davalos discussed lake trampoline violation and fine for boat on driveway. Mr. Davalos agreed to remove lake trampoline.

Motion by Gary Clinton to reduce Mr. Davalos fine of \$300.00 to \$150.00 for boat on driveway. Violation was secondary to the homeowner being called into emergency service with the fire department without enough notice or warning to be able to move the boat. Motion seconded by Robert Flanagan. All in favor. **Motion Passed.**

Announcements:

- Secretary- No meeting in December. Next meeting, Monday, January 24, 2005 at 7:00 p.m.
- Treasurer- Reminder of increase in dues payment effective date.

There being no further business to discuss motion was made by Gary Clinton to adjourn meeting at 9:35 p.m. Kenny Stevens seconded. All in favor. Meeting adjourned.