

Bonita Lakes P.O.A

April 26, 2004

Bonita Lakes Clubhouse

The meeting was called to order by Chad Naylor at 7:12 p.m.

Old Business

1. Minutes of the previous meeting were approved unanimously.
2. The property manager's report and treasurer's report were read and discussed.

New Business

1. Chad Naylor resigned from the board, as he is no longer a property owner in Bonita Lakes. The board thanked Chad for all of his hard work during his tenure.

MOTION: Clinton/Flanagan - nomination of Malena Calle for open position on board. **PASSED UNANIMOUSLY.**

3. 128 residents are currently delinquent on their POA maintenance payment. Of those, only a small fraction are seriously delinquent, and are being dealt with by Miami Management and our attorney. Fines, liens, and foreclosure proceedings are taking place.
4. Brett Adams resigned from the post of violations committee chair.
5. A letter was submitted by Edward Marples regarding the continuing problem of people trespassing on other homeowner's back yards around the lake. Miami Management will re-word the signs currently posted to clarify that the areas around lakes behind the homes is private property.
6. There was discussion regarding the current cash flow problem caused by having our POA maintenance due date so close to our mortgage payment due date. A letter will be sent out to all homeowners explaining the situation. Homeowners may now use a direct payment plan. They may pick up the application from Al or Terri at the clubhouse.

MOTION: Clinton/Steven - to change the due date for maintenance dues from the 1st to the 26th, late fee assessed after the 1st instead of the 10th. **PASSED UNANIMOUSLY.**

7. A new computer system will be installed in the guard house that will be used for surveillance and keeping records of all visitors.

MOTION: Stevens/Clinton - to adjourn at 8:29 p.m. **PASSED UNANIMOUSLY.**

8:30 p.m. Bonita Lakes Board Meeting

MOTION: Stevens/Clinton - nominate Bob Flanagan for president of POA. **PASSED UNANIMOUSLY.**

MOTION: Stevens/Flanagan - to adjourn at 8:40 p.m. **PASSED UNANIMOUSLY.**

Respectfully submitted,

Malena Calle
Secretary
Bonita Lakes P.O.A