

Bonita Lakes Property Owners Association, Inc
Board of Directors Meeting
Monday, May 24, 2004 at 7:00 p.m.
The Clubhouse

The Minutes

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

Board Members Present: Bob Flanagan, Ken Stevens, Gary Clinton, Malena Calle. Quorum was established by count.

Homeowners/Residents Present: Donna Stevens, Robin Teagarden, Janet Clinton, Richard Terrelonge, Winston Lucky, Jose Noy, Shari Leavitt, Ted Eulitz, Edward Gold, Neyda Moncada, David Cooper, Katie Casell, Suresh Khemlani, Raymond and Dolores Pinault, Christine Miranda, Julio Espinosa, and Jason Damenon.

Old Business

1. Corrected minutes of the previous meeting were approved unanimously. (Clinton/Stevens)
2. The property manager's report and treasurer's report were read and discussed.
3. Committee reports were presented and discussed.
4. Interim board actions were reviewed and discussed. All actions are posted regularly on the website. Please check www.bonitalakes.org for the latest information.
5. Old business was discussed.

New Business

1. There is a link to the webmaster on our website. All residents are able to contact Bob Flanagan with any comments, questions, suggestions, etc. through that link.
2. Reminder to all residents that lakeshore area behind homes is PRIVATE PROPERTY.
3. Mr. Flanagan proposed that we establish a Security Committee that would be responsible for the following, and more:
 - Oversee and monitor the quality of the security contractor, spot check guard performance and critique to the vendor.
 - Patrol the community at least weekly, inspecting for damage, vandalism and issues on common properties.
 - Conduct periodic night inspection of outdoor lighting, report to management team any outage.
 - Work closely with the management team on investigations into damage to common property.
 - Recommend security policy to the Board.
 - Liaison with Miami-Dade Police local sub-station, maintain friendly contacts/sources there.
 - Establish and coordinate Crime Watch or community patrol effort
 - Respond to any alarm conditions at the Clubhouse, document findings.
 - Be a member of the Disaster Team (once established).
 - Supervise securing the Clubhouse and Association property in event of Hurricane.
 - Committee member(s) should respond to any homeowners reports of criminal activity and document the issues.
 - Periodically check and report on any Registered Sexual Predators who may infest our community.

Other communities have taken further actions. The Committee should be comprised of security minded homeowners, including a Police Officer, if we can recruit one. If you are interested in serving on this Committee, please contact the President of the Board or let us know at the next meeting.

4. We are investigating changing the current hurricane shutter hardware for the Clubhouse, since we cannot secure the building in the event of a storm at this time. We will do a "dry run" of securing the building as soon as possible. We are also getting quotes for shutters for the guardhouse.
5. Mr. Cooper addressed the board concerning his account. **MOTION:** (Clinton/Stevens) – instruct Miami Management to place a stay for an additional 15 days on Mr. Cooper's account. **PASSED UNANIMOUSLY.**

Open Forum

1. Once we have enough homeowner e-mail addresses, we will be able to send out mass e-mails of information.
2. Request from homeowner on 124 avenue road to extend back yard 10 feet into common area. **MOTION:** (Calle/Stevens) – to reject request. **PASSED UNANIMOUSLY.**

MOTION: (Clinton/Stevens) – to adjourn at 8:15 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Malena Calle
Secretary
Bonita Lakes P.O.A