

Bonita Lakes Property Owners Association, Inc
Board of Directors Meeting
Monday, July 26, 2004, 7:00 p.m. at The Clubhouse.

The Minutes

The meeting was called to order by Bob Flanagan at 7:08 p.m.

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

Homeowners/Residents Present: Suresh Khemlani, Donna Stevens, Janet Clinton, Olga Giannone, Robin Teagarden, Jose Noy, Helen Bhagwandin, Leighton Jenkins, Sunday Reams, Tery Karr, and Julius Israel

Emergency Business, non-agenda items: confirmation of 5th board member to hold position of Member at Large/Director. MOTION –Clinton/Stevens: to confirm Chris Sharp as 5th board member. PASSED UNANIMOUSLY.

Review and approve minutes of June 28th meeting. MOTION – Stevens/Clinton: to accept minutes. PASSED UNANIMOUSLY.

Property Management Team Report: The following items were discussed:

- status of contracts for hurricane/safety improvements
- emergency roof repair to clubhouse will be complete in a few days
- camera outage problems are being addressed
- duck population – we will test a product that should make the grass bitter enough to make the ducks migrate to another area. If the product doesn't work, we will hire a company to relocate the ducks.
- pool rules have been updated and are posted on the website.
- New, heavy duty life rings have been purchased. Anyone who tampers with them will be fined \$100.00.
- Due to recent events, the management team will immediately close the pool area when anyone in the area breaks the rules.
- Eduardo Enrique, the gentleman who rode around the development on the golf cart and cleaned up around the development, passed away Saturday. We extend condolences to his family.

MOTION – Stevens/Clinton: to accept manager's report. PASSED UNANIMOUSLY.

Treasurer's Report:

- Cash flow has already improved as a result of changing the association fee due date to the 26th of each month.
- There will be a budget meeting on August 9, 2004 to discuss the new budget.

MOTION – Stevens/Calle: to accept treasurer's report. PASSED UNANIMOUSLY.

Committee Reports:

- We have 1 volunteer willing to serve as chair of the security committee but we still need 2 more. Please contact the president or management team if interested.
- Ken Stevens and Robin Teagarden met with commissioner Moss to discuss several issues, including the railroad crossing at SW 127th Avenue, the extension of an expressway system across our North boundary, and plans to improve Deerwood Park. The improvements include a walking path, basketball courts, a building near the swings, and baseball diamonds. Details of the meeting are in Mr. Steven's report, which may be obtained from the management office. Check the website for a site plan of the park as proposed including all improvements planned.
- Several ACC/VIO committee personnel changes have taken place. See the website for a list of members.

Interim Board Actions:

- Adoption of new rules 5a, 5b and 11
- Pool pump repair

Old Business:

- Cameras and guard house computer are working.
- We still need an assistant webmaster. Please contact the management team or the webmaster if you are interested.
- There will be a dry run of the newly updated hurricane protection for the clubhouse and guardhouse and pool area. Check the website for date and time. Please come help!
- We are anticipating a cost of approximately \$4,000.00 to replace the current card reader and cards. MOTION – Clinton/Sharp: to allocate up to \$5,000.00 to purchase the equipment and update the system. If approved, the new system should be working in a few weeks. The President excused himself from the vote. PASSED UNANIMOUSLY BY REMAINDER OF BOARD.
- MOTION – Clinton/Stevens: to have Native Tree remove two trees adjacent to the clubhouse to make room for the new sidewalk to the gym.

New Business:

- The Board formally sends it's appreciation to Mrs. Eulitz for her involvement in getting the County to repair the potholes on 122 Avenue.
- We will establish a date to change the current gate cards and clickers for new ones at the Clubhouse. All residents will be advised of the cutoff date, after which time the current cards and clickers will no longer work. Please check your mail and watch the website for the exact date and time.
- A proposal has been made that we change guard companies due to poor performance on the part of the current company.
- Camera surveillance access will be limited to members of the community who have the IP address. Instructions for interested homeowners may be obtained from the management office after September 1.
- MOTION – Clinton/Sharp: amend the rules and vest authority to Board and Committee Members to enforce rules within the community. PASSED UNANIMOUSLY.

Comments from gallery:

- Request from homeowner to have ACC/VIO fine waived was denied. The homeowner did not follow correct procedures and therefore, the Board cannot act on his request. All homeowners

are reminded to read their documents and fill out variance requests with the ACC/VIO Committee.

MOTION – Clinton/Stevens: to adjourn at 8:55 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,
Malena Calle
Secretary
Bonita Lakes P.O.A