

Bonita Lakes Property Owners Association, Inc
Board of Directors Meeting
Monday, August 30, 2004, 7:00 p.m. at The Clubhouse.

The Minutes

The meeting was called to order by Bob Flanagan at 7:05 p.m.

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

Homeowners/Residents Present: Roster missing.

Review and approve minutes of July 26th 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
- status of roof repair to clubhouse/effect of useful life table entry for this item
- camera outage was caused by severe storms which damaged several electronic components, including cameras, gates, and the DVR system
- status of replacement card reader, West gate. Access system update process/schedule
- deferred maintenance items, cost, schedule. The Board will investigate vendors to replace the current East gate system (122 ave). The current vendor, John's Garage, has not done an acceptable job. The other two gates will also need to be replaced at a later date.

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

Treasurer's Report:

- There will be a budget meeting on September 20, 2004.

Committee Reports:

- ACC/VIO committee status report – the committee will be addressing the colors for homes and driveways. Most variance applications have been granted. The Board thanked the committee for the wonderful job they are doing.
- The security committee has yet to be seated.
- Ken Stevens spoke regarding the construction at Deerwood Park, which will begin within the year. The commissioner's commercial for re-election mentions Bonita Lakes.

Interim Board Actions: None

Old Business:

- Scheduling of the dry run of the newly updated hurricane protection for the clubhouse and guardhouse and pool area was tabled
- A proposal to seat the Security Committee and it to establish Crime Watch and solicit a chairperson was presented. No action was taken.

New Business:

- Appeals - Several homeowners wrote letters to the board asking to have their violation hearing outcomes reviewed. None of the homeowners were granted a review. The decisions of the ACC/VIO committee stand.
- One homeowner wrote a letter expressing interest in having a Spanish translator at meetings. According to Florida Rules Civil Procedure, all public business is conducted in English, by State Law. Anyone who wants to may bring their own translator may do so. The Board is very open to having translators at our meetings and providing space for a separate audience and their translator.

Comments from gallery:

- Ms. Giannone was present and discussed her lawn maintenance situation with the Board.

MOTION – Clinton/Stevens: to adjourn at 8:45 p.m. PASSED UNANIMOUSLY.

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