

**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS SPECIAL MEETING  
JANUARY 13, 2005**

**MINUTES**

Meeting was called to order by Kenneth Stevens at 7:00 p.m.

Members present: Kenneth Stevens, Gary Clinton, and Chris Sharp. Also, in attendance was Al Fontana representing Miami Management.

ACC Committee members: Winston Lucky, Jose Noy, Becky Teagarden and Mark Ziemba.

Homeowners present: Donna Stevens, Robin Teagarden, Ray Donaldson, Charles Rogers, Helena Barrera, Miriam Reyes, Julie Andros, Leighton Jenkins and Janet Clinton.

Motion to approve the minutes of December 3, 2004 was made by Gary Clinton. Seconded by Kenneth Stevens. **All in favor. Motion Passed.**

Motion to approve minutes of January 7, 2005 was made by Kenneth Stevens. Seconded by Chris Sharp. **All in favor. Motion Passed.**

Motion was made by Kenneth Stevens to appoint Mr. Charles Rogers to fill vacant position on the Board of Directors. Seconded by Gary Clinton. **All in favor. Motion Passed.**

Motion was made by Gary Clinton nominating Mr. Charles Rogers as Secretary for the Board of Directors. Seconded by Chris Sharp. **All in favor. Motion Passed.**

Procedures for ACC/Violation Committee were discussed between Board of Directors and ACC/VIO Committee members.

Motion was made by Gary Clinton to establish a Documents Review Committee to review community documents. Committee to include member of the Board, ACC/VIO Committee and one homeowner. Seconded by Charles Rogers. **All in favor. Motion Passed.**

Project priority list was discussed. Board and Management Team to review monthly implementation to proceed as funds become available.

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Change of Security Company- Board to establish shift for roving guard and develop additional duties.

Motion was made by Gary Clinton to proceed with the introduction of 200 sterile carp in the lakes by Allstate Resource at a cost of \$2040.00. Seconded by Kenneth Stevens. **All in favor. Motion Passed.**

Motion was made by Gary Clinton to repair potholes on SW 125 Ave. and repair dip on SW 122 CT. by Southern Asphalt at a cost of \$ 790.00. Seconded by Chris Sharp. **All in favor. Motion Passed.**

Old Business:

Winston Lucky will mark placement of STOP signs on 124 Ave. Rd. and 135 Terrace. Management Team will follow up with notification to affected owner and installation of sign.

Owners expressed their concern, concerning new guards and Security Company and conditions of the gate.

Board will receive proposal for replacement of the gates and entry system at its February 28<sup>th</sup> meeting.

Management Team will contact Security Company and reinforce visitor access procedures.

Motion was made to adjourn the meeting by Kenneth Stevens at 9:05 PM. Seconded by Chris Sharp. All in favor. Motion Passed.