

**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
FEBRUARY 10, 2005**

MINUTES

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

Members present: Kenneth Stevens, Gary Clinton, Chris Sharp, and Charles Rogers. Also, in attendance were Al Fontana and Patricia Quattropani representing Miami Management and Carlos Triay, Association Attorney.

Discussion Session of Residents Concerns

Attach clean copy of Agenda:

1. Counsel- review of amendment process and proxy.
2. Condo versus H.O.A. statutes and voting method.
3. How to communicate better
 - a) Color of paper
 - b) Newsletter
 - c) Electronic voting
4. Reviewing financial status, Insurance and common area valuations. Specific request (year) pays per copies.
5. Webmaster- \$800 start up and \$300-500 per month. Not in this years budget.
6. Security- most comments negative. Board and Miami Management have met with company Representatives to review expectations and procedures. Please be specific on written complaints.
7. Most concerns can be addressed through Document Review Committee, which is being established.
8. Board Monitor-consider third party transcripts. - Cost issue.
9. Consider Security sub-committee.
10. We would like to split ACC and Violations Committee.
11. Consider landscape committee.
12. Gates- report due on specifications and cost estimate. If possible, replace main entry gates this year, paint others and Budget replacement the following year.
13. Gates- settlement for gate damage expected within 3 weeks.
14. Reserves for trees have been established.
15. Delinquency's- if more than 60 days, send to attorney.
16. Reviewed General maintenance Items (8) on agenda.

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17. Other areas of concern:

- a) Dark areas
- b) Scooters
- c) Open violations-cannot serve on committees
- d) Security procedures

Being no other business to discuss, meeting was adjourned by Kenneth Stevens.

