

BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Date: Monday, April 22, 2019

Time: 7:00 p.m.

Location: Clubhouse

Board Members:	Name	Title	Present	Absent
	Kenneth Stevens	President	X	
	Gen Stine	Vice President		X
	Gary Clinton	Treasurer	X	
	Winston Lucky	Secretary		X
	Mark Ziemba	Director	X	
Miami Management:	Al Fontana	Property Manager	X	

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

- Mr. Stevens established that enough Board members were present to have Quorum for the meeting to proceed.
- The last Board meeting minutes were not available and will be presented at the next Board meeting.

Treasurer's Report:

Mr. Clinton gave a report of the association's finances and noted the following:

- a) The association has approximately \$143,960.09 in operating cash
- b) The association had approximately \$132,853.00 in account receivables
- c) The association has approximately \$2,611,083.00 in reserves

Manager's Report:

An updated summary of the ongoing projects, delinquency report and financial summary was provided to the Board in the manager's report.

A total of 55 units in the amount \$132,853.42. There is a total of 7 units in legal status in the amount of \$117,688. There were 5 units fined for a total of \$6,000.

Old Business:

- Chain link fence – County permit is still pending
Motion made by Mr. Clinton to hire an expediter to assist in obtaining the county permit in order to proceed with project. Seconded by Mr. Stevens. All in favor.
Motion Passed.
- Benches- Due to Mr. Winston's absence the Board has agreed to delay their decision until Mr. Lucky returns (2 to 3 weeks) at which time the Board may wish to engage an engineer to provide drawings for construction and installation.

New Business:

- Community letter- Motion was made by Mr. Clinton to send a community mailout. Seconded by Mark Ziemba. All in favor. **Motion Passed.**
- Camera Projects- The Board instructed Mr. Fontana to meet with camera vendors and provide with options for upgrade or replacement of existing cameras. Mr. Fontana will ask for assistance from Virgilio Alvarez, electrical engineer and member of the ACC for his input.

Community Input:

- Raul Sam- ACC side door appeal- The Board will discuss the issue with the ACC committee and will respond as soon as they have reached a decision.
- William Hicks- had questions in reference to parking
- Steven Stine- had questions regarding lawn maintenance and requested no lawn maintenance be done to his property.
- William Weaver- had questions regarding cameras on 125 Ave gate. Those issues will be addressed with the camera projects.

Gates:

Mr. Weaver had a question regarding replacement of gates. This issue will be addressed during the Budget process.

There being no further business to discuss.

Meeting was adjourned at 7:58 p.m.