



**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.**

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www.bonitalakes.org

**JULY 2019 BOARD OF DIRECTORS MEETING MINUTES**

**Date:** Monday July 22, 2019

**Location:** Clubhouse / Complex

<b>Board Members</b>	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Kenneth Stevens	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gene Stine	Vice-President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gary Clinton	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mark Zimba	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Miami Management:</b>	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Others:** See Board Meeting Sign in sheet

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

- Mr. Stevens established that enough board members were present to have Quorum for the meeting to proceed.
- Mr. Clinton made a motion to approve the April 2018 meeting minutes as presented. The motion was seconded by Mr. Stevens. All in favor - Motion Passed.

**Treasurer's Report:**

Mr. Clinton noted there was no significant items to report and that the monthly financial information would be present at the next Board meeting;

**Manager's Report**

An updated summary of the on ongoing projects, delinquency report and a financial summary was provided to the board.

Mr. Fontana noted the following;

(1) There were no significant items to report

- None

**New Business:**

- N/A

## **MEETING MINUTES Continued.**

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### **Other Board Business:**

- **2020 Budget**

Mr. Clinton presented the proposed budget items that was discussed in the Budget committee meeting.

- **Cameras at entrances to the community proposal**

Miami Security Systems present various proposals to the Community and the Board of Directors regarding system design, warranty, Installation Time frame, cost and warranty. The item was discussed with input from the community. The Board agreed to have homeowner that has the technical background in the industry agreed to review the technical specifications and provide recommendations to the Board of Directors. The vendor was told the Board would review the proposal and let them know their decision.

### **Community Input:**

- **Homeowner – Issue with Board regarding Owners placement of pavers on community property adjacent to his home.**

The homeowner told the community and Board Members present that the current Board Should be removed, was augmentative, loud and disruptive to the meeting. Homeowner left and the meeting continued.

- **Homeowner – Requested that additional speed bumps be placed in the community.**

Mr. Clinton explained to the homeowner and the community that the Board has already begun the process of scheduling and budgeting a milling and resurfacing project for the roadway restoration in the community. This issue would be addressed as part of that project as well as several other items.

### **Adjournment**

There being no further business to discuss Mr. Stevens made a motion to adjourn. The Motion seconded by Mr. Clinton – All in favor – **Motion Passed.**

**The Meeting was adjourned at 8:07 p.m.**