

SEPTEMBER BOARD OF DIRECTORS MEETING MINUTES

Date: Monday September 28, 2020

Location: Teleconference via Zoom

Board Members

Name	Title	Present	Absent
Kenneth Stevens	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gen Stine	Vice-President	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gary Clinton	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Winston Lucky	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Ziembra	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Miami Management: Al Fontana
Tere Gonzalez Property Manager
Assistant

Others: Carlos Triay, (association attorney) and Capt. Miguel Bustamante(homeowner)

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 July 27th, 2020 Board Meeting Minutes as presented with change – Remove “Budget Meeting” form before Sign in sheet and include the sign in sheet in package. The motion was seconded by Mr. Ziembra. All in favor - Motion Passed

Treasurer's Report:

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

- a) The association has approximately \$241,000.00 in operating cash.
 - b) The association has approximately \$2,876,000.00 in reserves.
 - c) The association has approximately \$48,000.00 in accounts receivables

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) The reviewed the summary of the various projects within the community and their status. Mr. Lucky noted that the summary was not in the package. Mr. Fontana agreed and would e-mail the information to the board.
 - (2) The Board had in its packet the proposed parking rule that was distributed to the homeowners and was revised by the association's attorney based on concerns were voiced by the community.
 - (3) Based on the current COVID 19 status in Miami-Dade County the Pool and Gym would remain closed until further notice.

Old Business:

- **Rules and Regulations- Parking**

The proposed rule was reviewed and discussed by the board members and the association's attorney during the meeting which included various changes in verbiage and safety concerns for the placement of traffic control safety devices for contractor vehicles. The issues were discussed and Mr. Clinton made a motion to approve the proposed Parking rule/regulation. The motion was seconded by Mr. Stevens and agreed with by Mr. Ziemba. Mr. Lucky opposed the motion. **Motion passed 3 to 1.**

New Business:

- Yelp System for Emergency Vehicle Access 1. The had contacted the fire Department and had the appreciate system for the Fire Department to enter the community.
- 2. Miami-Management had spoken to various Fire Department personnel regarding the issue and said they have had issues with the "YELP" system in the past.
- 3. Miami-Management also noted that the system had some security issues with unauthorized personnel accessing the community.

Mr. Lucky had noted that there was an incident in the community where the responding Police officers were unable to access the community through the back gates, which had caused delay in the response time. The board had asked the Miami-Management to look into the issue and the reported the following.

Mr. Lucky asked if anyone had contacted the Police Department to ask what system they would need to access the community in an emergency. Miami Management noted that they did not contact the Police Department.

The Board discussed the issue further asked Miami-Management to do the following,

- (1) Miami-Management will coordinate with the gate company to determine if a remote access switch can be placed in the Access Control person both at the main entrance.
- (2) Miami-Management will contact the Miami-Dade Police Department to determine what would be the preferred method for the Police vehicles to enter the community in an emergency.
- (3) Capt. Miguel Bustamante (Homeowner) will also coordinate with the Fire Department to determine the best way for the Miami-Dade Police Department to access community in an emergency.

Community Input:

- • No Community Input

Adjournment

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

The Meeting was adjourned at 7:58 p.m.