



BONITA LAKES PROPERTY OWNERS' ASSOCIATION, INC.

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www.bonitalakes.org

JUNE 2024 BOARD OF DIRECTORS MEETING MINUTES

Date: June 17, 2024

Location: Teleconference via Zoom

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Gary Clinton	President	<input type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Vice-President	<input type="checkbox"/>	<input type="checkbox"/>
	Mark Ziemba	Treasurer	<input type="checkbox"/>	<input type="checkbox"/>
	Bob Mulindwa	Secretary	<input type="checkbox"/>	<input type="checkbox"/>
	Miguel Bustamante	Member	<input type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Al Fontana	Property Manager	<input type="checkbox"/>	<input type="checkbox"/>
	Carlos A. Trai	Attorney	<input type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners

Toni Patti	Ewie Marais
Sandy Rahman	Suresh Khemlani
Henry Suarez	

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

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed.

President's Report

- o Mr. Clinton stated that proposals are being requested and presented for the upcoming roundabout and pool area upgrade projects.
- o Annual tree trimming is currently in progress.
- o A 25% increase in the insurance premium will affect the upcoming budget.

New Business: Fence Proposal

- o Mr. Clinton stated that Perimeter fence options and materials have been reviewed by the Architectural Review Board and Attorney. Considerations were made based on providing a superior and safer fence option for the community.
- o Mr. Lucky stated that the existing wood fence pattern is the shadowbox. Options on the table can include a new pattern, a solid type of fence, or side by side pattern. Materials available could be composite wood or metal.
- o Each individual neighbor needs to obtain ACC approval and a Miami-Dade County Building Permit to change the existing fence. The new option product will provide better protection against windstorms and be an upgrade to the existing options.

MEETING MINUTES Continued.

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- o Concerns regarding Zero Lot properties and neighbor agreements, multiple fence patterns at a property due to neighbor disagreement, and HOA enforcement were set forward by members of the board.
- o Options were discussed to assure that ACC approval form includes neighbor signatures and final approval granted when Building Permit is presented.,
- o Community members expressed concern as to the mitigation of owners having 3 different styles of fence in their property. Mr. Clinton stated that at the present moment it would be seen as a homeowner-to-homeowner issue, and will be revised once final optional fence material, pattern, and color has been selected and approved by the board.
- o Board members agreed that new ACC forms, provisions, and guidelines will be prepared and reviewed by the Attorney for the process of changing/upgrading the perimeter fence.
- o Mr. Ziemba stated that the original issue was the selection of the style and material that would apply to the optional fence. He had concerns as to the resistance to the windstorms the new fence option would provide.
- o A preliminary motion to approve to approve a composite/metal fence was further discussed.
- o Mr. Marais raised concerns as to the aesthetics of the fence and the panel finishing requirements. He stated that the motion at hand should include all the approval of all fences.
- o Mr. Bustamante stated that the motion at hand should remain the pattern, color, style, and current requirements of the optional fence.
- o Mr. Clinton made a motion for the approval of an additional option of materials – not limited to composite wood and/or metal – for the exterior property perimeter fence. Subject to the standards adopted by the ACC. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**

Old Business

- o No old Business

Community Input:

- o Ms. Patti expressed concern to the Board as to the commercial vehicles parked on different areas of the community, specifically one large vehicle in the vicinity of 118th Passage. Mr. Fontana explained that new HOA State Regulations on parking commercial vehicles have changed, and enforcement has been restricted.
- o Properties with driveways with excessive weeds will be forwarded violation letters.

Adjournment

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

The Meeting was adjourned at 8:32 p.m.