



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

AUGUST 2024 BOARD OF DIRECTORS MEETING MINUTES

Date: August 26, 2024

Location: Teleconference via Zoom

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

Others: Homeowners

| | |
|-----------------|------------------|
| Marcos Cevallos | Ewie Marais |
| Hans Buddan | Lorraine Carrio |
| Henry Suarez | Camilla Lawrence |
| Tony Patti | Neil Chrystal |

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.

New Business: Alarming Increase in Insurance Rates

- Mr. Clinton stated that the agenda order will be revised to first address the alarming increase of insurance rates. Insurance rates increases have been steadily rising for the past 3 years at 20-25% yearly, with another increase set for the upcoming year.
- Ms. Lorraine Carrio, insurance agent, was present.
- Mr. Clinton stated that preparing the budget has proven difficult. The surplus that was available to keep members' rate low has been used to offset the rate increases; Budget cutbacks will be made to balance the budget.
- Climate change, natural disasters, etc. are factors driving insurance rates higher, as well as the limited number of insurance providers for HOAs. The worse insurance markets are Palm Beach, Broward, and Miami-Dade.
- Ms. Carrio stated that the renewal will be due in 99 days. 15 to 20% rate increase is being seen presently. The current carrier no longer carries the current providing package. Additional options are being discussed, like changing the Clubhouse/Guard House/and Bathroom Building to a Citizens Program. It may reduce the premiums.
- Appraisal is needed every 3 years. State statute has changed the bond amount to 3 million, Workers' compensation and Legal defense are not negotiable and increases the annual premium.
- Quotes will be received around September 18-20, 2024.

MEETING MINUTES Continued.

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- Looking for the best quote for the \$1,838,088.00 worth of common area property.
- Binding will not be done until the best quote has been found.

President's Report

- Mr. Clinton stated that AT&T has stopped work around the community due to labor disputes. The work will continue in the future. Many complaints were received regarding broken sprinkler systems, water mains, and cable lines. The office has a number available if community members are in need to communicate with AT&T.
- Mr. Clinton stated that 3 projects are currently being quoted on. The circle, 123 Lane, and the clubhouse were quoted around \$350,000.00 Lower than expected. Two of the projects are ready for permit approval and meetings are underway to finalize the third permit.
- Mr. Lucky has been in contact with the engineer, and response to plan comments and modifications will be summited.
- Mr. Clinton stated that in order to keep exit and entrance logistics during construction, after hours work may be pursued.

Old Business

- Meetings regarding the approval of additional fences options have been ongoing. The community had interest in new options and variations to the existing fence options.
- Mr. Triay stated that all language is clear, and standard colors existing. Everything presented is ready for approval.

Community Input:

- Mr. Buddan inquired regarding the use of PVC fencing and colors as an alternative fence option.
- Mr. Clinton stated that the final approval of fence options is as to the ACC discretion. Present additional options are Metal or Composite Wood Fences added to the existing available options.
- Mr. Buddan stated that PVC fencing is longer lasting and durable. Personally, he would prefer a longer-lasting product.
- Ms. Clinton stated that the board will look over the new fence option proposal.
- Mr. Marais inquired that his property and his two neighbors are ready for new fence installations. He would like the ACC to expedite the process of approval so he can proceed with the project. He would like to Fastrack the ACC process as soon as possible instead of waiting for the next ACC meeting in three (3) days.
- Mr. Clinton stated that the vote implementing the new fence options will be taken place during the meeting.
- Mr. Triay stated that after approval members can move forward following ACC notification.
- Mr. inquired regarding the ACC members and qualifications. Mr. Fontana answered to the fact that the ACC is composed of 3 members. He stated that new ACC members and board members need to be added to expedite the changes needed in the community.

MEETING MINUTES Continued.

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- Mr. Bustamante stated that the Board has been following the process, legal avenues, and state mandates to provide the best options for the community. Implementation of any changes takes time and go to the required process to remain lawful and maintain the community at a high standard level.
- Mr. Buddan stated that all options available should be reviewed. Stated that the Board hid behind by-laws and regulations to not move changes requested by the community members. Mr. Lucky resented the comment.
- Mr. Clinton made a motion to add two additional fence options – Wood Composite and Metal Fence – as presented and approved. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**
- Mr. Lucky clarified that in order to make changes letters were sent to all community members to participate and participation was not as expected in order to make the changes needed.
- Mr. Buddan stated that metal roofs will be a valuable change to the community.
- Mr. Clinton explained that adequate process needs to be followed.
- Mr. Marais stated that reviews may be needed periodically to update community aesthetics based on current technology and durable materials.
- Mr. Marais stated that guard access issues are still existent. Verification of entrance should be consistent. Ten to fifteen guards have been changed, and problems still arise. Mr. Clinton stated that he will summons the security company's owner to the upcoming General Meeting to discuss the existing problems.
- Mr. Bustamante stated that soliciting has become a problem in the community. Mr. Clinton stated that firmer action will be taken in order to halt the soliciting.
- Mr. Cevallos inquired regarding the cost of the entrance poles at the entrance of the community. Mr. Clinton stated that the poles run around \$130 a pole. If tag is clearly visible and vehicle owner clearly identified, fine and reimbursable expense is forwarded for payment.

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 7:55 p.m.