



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

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

**BOARD OF DIRECTORS MEETING MINUTES**

**OCTOBER 28, 2024**

**BUDGET MEETING 2025**

**Date:** October 28, 2024

**Location:** Bonita Lakes Community Center

<b>Board Members</b>	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bob Mulindwa	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Miguel Bustamante	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Miami Management:</b>	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay, Esq.	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Others: Homeowners – Refer to Meeting Sign-in Sheet**

Meeting was called to order by Mr. Clinton at 7:02p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the Board of Directors Meeting to proceed.

**Board Business**

- Annual Budget 2025 was distributed to the attendees, if needed.
- Mr. Clinton expressed that a 3-minute time limit speaking allowance will be permitted so that all community members may have a chance to participate.
- Mr. Clinton stated that the Annual Audit was completed, and all financial records were reviewed by an outside CPA as per HOA Documents. The Audit is available at the Management Office. There were no adverse findings.
- The association is projecting a surplus of \$301,000 this year.
- Community Access Control Gates projects were completed.
- Traffic enforcement will continue with the presence of traffic patrol officer.
- Implementation of additional fencing material was completed, with additional PVC fence material implementation meeting scheduled for December 2, 2024.
- Legal steps were taken to collect outstanding assessments.
- Tree trimming was completed before hurricane season.
- Seasonal flowers were replaced.

## **MEETING MINUTES Continued.**

October 28, 2024

Page 2 of 4

- Sidewalks were pressured cleaned.
- Lake banks are being cleaned and debris removed.
- Speed bumps, center lines and curbs were painted.
- A civil engineer has been retained to oversee future projects.
- Roundabout and drainage projects will be placed for bid and commencement for the upcoming 2025 fiscal year.
- Budget estimated increase of 40% to the insurance premium at \$116,000.00. Final Premium is \$142,000.00.
- Number of delinquent properties on collection have been reduced from 75 to 4.
- Adjustments were made to the budget. \$64 per month is being used to offset the monthly fee.
- Monthly fee for the association will be \$219 per month.
- Resident enquired regarding the process of increasing the monthly fees. Mr. Clinton explained that revenues and expenditures are both reviewed. Insurance has been the main cause of the increase.
- Resident commented on the deterioration of the common areas.
- Resident commented as to the approval of additional metal roof materials. Mr. Clinton stated that the consideration needs to be reviewed and set for approval.
- Resident enquired regarding the increase of the Water and Sewer line in the 2025 Budget. Mr. Clinton explained that the Water and Sewer bill had been underbudgeted in previous years.
- Resident enquired regarding the \$24,000.00 deficit. Mr. Clinton explained that the deficit pertains to the first year of operation.
- Resident enquired regarding the percentage and threshold for reserves. Mr. Clinton explained that there are Operational reserves and Replacement reserves – set up per State Laws. The operational budget has \$301,000.00 on reserves. A number of assessments have not been paid, and income vs revenue has reduced. The pool has been renovated as per code. Resident complained about Iguana's droppings on the pool, Iguana lives on the tree that overhangs on the pool.
- Resident expressed concerned about the current state of the parking situation around the community. Will citations be given for the illegal parking.
- Resident enquired regarding the Tennis courts. Mr. Clinton explained that both courts will be maintained as is.
- Resident inquire regarding the Telecommunications line on the Budget. Mr. Clinton explained that it covers all bills for the Guardhouse and the Main office.
- Mr. Clinton presented a motion to approve the budget as presented. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**
- New budget period will begin on January 1.
- New monthly assessment payment will be \$219.00 per month.
- PowerPoint presentation to be annexed to Meeting Minutes.

### **Other Board Business:**

- No other board business to discuss.

### **Adjournment**

## **MEETING MINUTES Continued.**

October 28, 2024

Page 3 of 4

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 7:36 p.m.**

## **ANNUAL MEETING OF MEMBERS OF BONITA LAKES PROPERTY OWNERS ASSOCIATION**

Meeting was called to order by Mr. Clinton at 7:37 p.m.

- Mr. Al Fontana presented proof of the Notice of Annual Meeting that was provided to all community members.
- Mr. Triay explained that in order for the annual meeting to proceed, 20% (104 Homeowners) of the community membership or presence by proxy was needed to establish a meeting Quorum and conduct business at the annual meeting. 11 members were present and 3 proxies. Mr. Triay noted that there was No Quorum.
- Mr. Clinton explained that two board positions were currently for re-election - Treasurer and Secretary.
- Board members holding positions for re-election were asked if they would like to maintain their positions – both board members gave a positive reply. No vacant positions.
- There being No Quorum, Mr. Clinton established that the existing Board of Directors will remain for the 2024 fiscal year. Motion was made by Mr. Clinton to maintain the Board of Directors with its existing members. The motion was seconded by Mr. Lucky – All in favor – **Motion Passed.**
- Mr. Clinton stated that all spoken and written concerns, recommendations, revisions, improvement ideas, and grievances brought forward by the community members would be taken into consideration and addressed appropriately.

### **Adjournment**

**MEETING MINUTES Continued.**

October 28, 2024

Page 4 of 4

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 7:46 p.m.**