



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

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www.bonitalakes.org

**AUGUST 2023 BOARD OF DIRECTORS MEETING MINUTES**

**Date:** August 28, 2023

**Location:** Teleconference via Zoom

| <b>Board Members</b>     | <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           | <b>X</b>                 |                          |
| <b>Miami Management:</b> | Al Fontana        | Property Manager | <input type="checkbox"/> | <input type="checkbox"/> |
|                          | Carlos Triay      | Attorney         | <input type="checkbox"/> | <input type="checkbox"/> |

**Others: Homeowners**

- Erik Alexander**
- Justin Sauls**
- Toni Patti**
- John Meizoso**
- Marcelo de Oliveira**

Meeting was called to order by Mr. Clinton at 7:03 p.m.

o 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 various community projects are currently in different stages.
- o Mr. Clinton stated that many challenges are being faced with the projects at hand.
- o The Southwest Gate has started. Weather and Contractor difficulties have been encountered. Inspections are taking longer than usual. Project will take an additional two to three weeks before completion.
- o Once the project is completed the work will commence on the 122<sup>nd</sup> end of road gate.
- o Painting of center lines and curbs has started.
- o 250 slabs are in need of repair. The worse 15 slabs in each area will be repaired first, until completion.
- o On the Miami-Dade County part, permits are being requested, and forced to obtain, that were not necessary before, extending the time for the projects to commence.
- o The Guard Service Company has been changed. Training takes 2-3 weeks. Payment is a \$4.00 increase per month for more professional and experienced guards. Better supervision and management follow-up.

## MEETING MINUTES Continued.

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- o Roundabout on 125<sup>th</sup> Avenue, 2 Drainage projects -143 Lane, 119 Street and also Clubhouse are waiting for Engineering to be completed. All 4 projects will be bid together to maintain the price economical.
- o Handicapped ramp at the Gym has been repaired and made Miami-Dade County Regulation Compliance.
- o Inspection of Hurricane Door Installation at the Clubhouse passed, and it is completed. Fire Alarm system will be upgraded, and work completed by the end of the week.

### **Old Business: 2024 Budget**

- o Budget proposed has been challenging. Insurance premium increase of 40% is expected.
- o The accounts all have increased. Keeping all the services we have at the present, to the exception of the guard service, the HOA Monthly Fees remain the lowest in the area.
- o Budget meeting will be in October.
- o Mr. Alexander inquired about the security access issues. Mr. Clinton explained that the prior guard service was not performing as per the expectations of the community. New Guard company was hired to alleviate the on-going problems.
- o Mr. Clinton made a motion to forward the Budget as presented to the community. The Motion seconded by Mr. Ziembra – All in favor – **Motion Passed.**

### **New Business: Pool Status**

- o Pool Inspections are conducted twice a year. Miami-Dade County encountered a number of pool defects that need to be addressed and repaired. Two contractors presented quotes for the repairs. The Current Pool Contractor to Bonita Lakes presented a repair quote for \$6,500.00. The second contractor presented a quote for \$22,000.00 for the repairs. Mr. Ziembra inquired as to the price differential between the two contractors.
- o Mr. Meizoso stated concerns regarding the bidding process utilized to procure contractors. He inquired regarding the Better Business Bureau Status of the contractors being selected. Mr. Meizoso also brought forward the use of a selective program to verify the working status of the contractors.
- o Mr. Clinton explained that the bidding process consists of the review of 3 bids. Responses are barely received for the projects. Project and Civil Engineers oversee the completion of the projects. Mr. Clinton stated that Mr. Fontana would communicate with Mr. Meizoso to obtain the information regarding the bidding program.
- o Mr. Meizoso expressed concerns over Miami Management's capabilities of overseeing the management of the Community.
- o Mr. Clinton made a motion to award the contract for the pool repairs to the current pool contractor with the lowest bid, pursuant to the project engineer and Miami-Dade County requirements. The Motion seconded by Mr. Lucky – All in favor - **Motion Passed.**

## **MEETING MINUTES Continued.**

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### **Community Input:**

- o** Ms. Meizoso and Mr. Sauls expressed strong concerns regarding the timely completion of the Southwest Entrance Gate. Mr. Clinton explained that unrealistic time frames had been set. Underground work has been affected by variable weather and the water main needed to be repaired. Inspections by Miami-Dade County are taking longer to complete. An extended schedule of two to three weeks has been planned for the completion of the project.
- o** Mr. Sauls inquired regarding the use of metal sheet roofs as opposed to the actual approved shingle tile. Mr. Clinton explained that the Regulations of the Community require for the aesthetics of the residences to be consistent.
- o** Mr. Alexander suggested that Committee Chairs attend the Board Meetings to address any community member concerns.
- o** The 2024 Budget and Annual Meeting has been scheduled for October 23<sup>rd</sup> at the Bonita Lakes Clubhouse.

### **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 7:45 p.m.**