



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

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**FEBRUARY 2021 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF BONITA LAKES PROPERTY OWNERS' ASSOCIATION, INC. MINUTES  
PARKING REGULATIONS**

**Date:** Monday, February 1<sup>st</sup>, 2021

**Location:** Teleconference via Zoom

<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 type="checkbox"/>	<input checked="" 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	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Homeowners Present:**

Rosana Lopez	Tiffany Lopez
Lily Lopez	Kristina Gomez
Erik Alexander	John Meizoso
Melissa Reiche	Cynthia Davalos
Jacqueline Cosa	Maria Estrada
Marco Guzman	Olga Garcia
Lazaro Lopez	Dorie Mulindwa
Christian Alvarez	Rachel Freedman
Juan Garcia	Alexandra Alessandri
Marlon Hill	Toni Patti
Jaime Bernat	Gilbert Nau
Sergey Krupsky	Deborah Harris
Rob Muñoz	

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

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed.
- Proof of notice of meeting provided by Al Fontana.
- Discussion of proposed Rules and Regulations:
  - All property owners have received notice of the parking regulations as proposed.
  - Lawyer has been given the current code for update, and also to allow booting.
  - There are 150 Guest Parking Spaces for 517 Residences, enforcement has been going on for 18 years.
  - Booth option – instead of towing. If the resident/homeowner ignores 1<sup>st</sup> and 2<sup>nd</sup> warning, then the vehicle will be towed at the homeowners' expense. The Booting option is cheaper and more convenient for the owner.

## MEETING MINUTES Continued.

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- Homeowners have complained that the guest's parking is not available when needed.
- Change of language to bring to date and allows option of booth rather than tow.
- Mr. Triay commented that cars blocking driveways needs to be addressed. Booting will diminish complains about vehicle damage and loss of items. Compliance is the end result not punishment.
- Mr. Alexander commented on the letter received and the language of the 1<sup>st</sup> paragraph of the new rules on the last line it states that "immediate towing" it should read "towing or booting at owners' expense". Additional suggestion – 3 strikes Out – 1<sup>st</sup> Violation for Decal, 2<sup>nd</sup> Violation-Booth, 3<sup>rd</sup> Violation-Towing. Use of Language to allow Vendors and Contractors to park on the street in order to avoid oil leaks on the driveway.
- Notice – Improvements have been made to the website and information has been updated.
- Mr. Meizoso commented that lines need to be painted to identify the guest parking spaces.
- Ms. Reiche commented on the use of the grassy area of the home for parking due to the fact that she has a single car garage home. She was concerned that booting would be implemented. Would like to extend the driveway in order to fit both vehicles. Mr. Clinton explain that extension is possible but needs to be presented to the Architectural Review Committee. Mr. Fontana explained that grassy area is considered private property.
- Ms. Garcia expresses that parking in the grassy area, visibly looks "Ugly", and parking in the Guest Parking would be better to maintain aesthetics.
- Mr. Lopez commented that extension of driveways has been denied at times and homeowners have unmatched pavers. The driveways cannot extend past the front door. Preservation of Green Areas was taken into consideration.
- Mr. Garcia expressed that a motion be passed to continue Zoom meetings in order to allow more homeowners to attend the meeting. Mr. Clinton commented that for the foreseeable future the meetings will continue to be in Zoom format. Expecting the October Annual Meeting to be in person.
- Ms. Costa agreed with Ms. Garcia regarding the use of the Guest Parking in lieu of the grassy area.
- Ms. Lopez – change of language in order to specify use of private grassy area.
- Mr. Mulindwa – Use of grass area as parking will damage the landscaping and create conflicts between neighbors.
- Mr. Alexander stated that he is part of the Architectural Committee and if anyone is in need of guidance, he will be glad to assist with the process.
- Mr. Triay clarified that the rule change is ONLY for the Association's Common Areas.
- Mr. Meizoso commented that the association rules state that the grass needs to be maintained even if the grassy area is used as parking.
- Mr. Krupsky commented that probably a permeable paver can be used in order to park in the grassy area while maintaining the grass. The ACC may be able to approve the use if it is presented.
- Mr. Clinton move to the voting of the rule and addition of language to include "or Booting" to the last line of the 1<sup>st</sup> paragraph.

## **MEETING MINUTES Continued.**

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- Mr. Clinton made a motion to adapt the parking regulation as amended. Mr. Lucky seconded the motion. All present in favor (4-0) Motion passed.

### **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 7:39 p.m.**