



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

APRIL 2025 BOARD OF DIRECTORS MEETING MINUTES

Date: April 28, 2025

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	<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"/>
Miami Management:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Carlos Triay	Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners

Henry Suarez	John Meizoso
Ewie Marais	Ana Arias
Toni Patti	Jackie Costa

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

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

President's Report

- Permits have been approved for the Drainage for the Clubhouse, re-construction of 143rd Lane, and Roundabout projects. Projects currently under mobilization stages. Projected starting date will be mid-May.
- Tree trimming prior to hurricane season will start at the end of May.
- Insurance premium has increased by 25%.
- Reserve study will be reviewed in the month of May. Updated and inflation modifications will be adjusted.
- Proposal to build a Transfer Waste Station 124th Ave. has been opposed and letter to the Mayor has been forwarded.

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New Business

- Mr. Clinton stated that feedback from the community requesting metal roofs. Aesthetics of the community need to remain standard. Same range of colors and final ACC approval will need to be required.
- Mr. Lucky explained that a new product is available, aesthetically pleasing, and provides extended security during hurricane storms, the life span is longer than 25 years, and it is

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approved by Miami-Dade County. Community Standards will be reviewed and study to analyze the possibility of implementing a new option for roof material.

- Mr. Mulindwa enquired if the ACC was requesting the review of the metal roofs. Mr. Clinton stated that the ACC was invited to the Board Meeting, but the bases of the metal roof was from the feedback and needs of the community members. Mr. Lucky rectified that the ACC had initially taken into consideration the new roof material during the discussions to implement the metal tile roof. It was not moved forward due to the legalities presented at the time. Mr. Mulindwa asked if the process needed to return to the ACC and back to the Board for approval, since the process was closed at the time for the raised-seam metal roof. Questions were addressed for clarification to the attending Attorney.
- Mr. Triay asked if the ACC had reviewed the new project being discussed, any minutes of meetings or correspondence discussing the matter? Mr. Lucky explained that the matter was discussed between the members. Mr. Al Fontana was asked if he had participated in any of the ACC meetings. Mr. Fontana stated that he was not present at any of the ACC meetings. Mr. Lucky and Mr. Ziemba confirmed that discussion was made regarding the new material.
- In the abundance of caution Mr. Triay counseled to return the roof matter to the ACC for new review and recommendation, in order to make the package stronger and well written, and the ACC should state in their meeting minutes the approval of the new roof material.
- Mr. Triay stated that the Committee that the committee works like a Board. Meeting Minutes and information needs to be up to date and corrected by being presented as an Agenda item.
- Mr. Clinton stated that the new roof material will be revisited after the ACC has followed the process of implementation.
- Mr. Meizoso asked if the new roof meets the new Miami-Dade County Building Code. Mr. Clinton explained that it will be part of the process of implementation.
- Mr. Marais enquired regarding the colors that will be available for the new metal roofs material. Mr. Clinton stated that range of colors are available at the main office for review.
- Mr. Mulindwa stated that any changes made, need to follow the governing documents. Starting with the materials and the colors to be available. Mr. Clinton requested Mr. Lucky to provide a range of colors that conform with the governing documents.

Community Input:

- Jennifer Meizoso had questions and suggestions – 1. Community monthly meetings to be announced the Friday before the meeting. 2. Flyer regarding the Waste Transfer Plant to be posted by the mailboxes so that community members are aware of the upcoming project. 3. Will the Board meet during the summer months to keep the community members updated on the waste transfer project? 4. Project on the roundabout, update and permit number shared so the community members can follow the progress. 5. Cleaning of the banks – how often to be done. 6. Hurricane Tree Trimming – map of areas to be serviced yearly. 6. 143 Lane project – will the broken concrete be repaired or only painted. 7. Traffic Study update- how long is it valid for and value spent. 8. Perimeter walls are missing moldings and need to be repaired, cleaned, and painted. 9. Large entrance community signage needs to be pressured cleaned, repaired, and cleared of overgrow landscape. 10. Pet waste stations do not have garbage disposal attached to them. 11. Monthly meetings to resume as personal meetings and not via Zoom.

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- Mr. Clinton stated that the project list has been updated and posted on the website. The meetings will continue to be on Zoom because of the high request of the community members for ease of attendance. The frequency of meetings is regulated by the need of matters to discuss. Documentation regarding the waste transfer station has been posted on the website and will be posted as requested on the bulletin boards. The tree trimming areas will be posted on the website. The perimeter walls will be repaired once the street/road repaving has been completed.
- Ms. Arias stated that difficulty with deliveries and entrance on 122 Ave. Recommendation to make signage on the gate more user friendly and easier to follow. Mr. Clinton stated that new signage can be implemented to resolve the difficulties.
- Ms. Costa expressed concern regarding the condition of the perimeter wall. Mr. Clinton stated that the debris and dust from the upcoming projects will not make it conducive for the paint and repair to remain clean. He stated that as soon as the mayor projects are finalized the perimeter wall will be addressed.
- Mr. Bustamante expressed concerned about the legality of voting and discussing a flat roof, not in compliance with the existing aesthetics for the community. Mr. Clinton explained that the turn out for voting changes from the community has always been minimal, making it difficult to commit to changes.
- Mr. Triay explained that the topic of any significant change outside the documents needs a quorum present to vote on the item. A quorum of members is needed for a change. A quorum of the community is 20% (104 community members) and a vote to pass only requires 10% (53 members need to be agreement) of the community in agreement to implement the change. The Board needs to take into consideration what is the best interest of the community. The guidelines have always been followed by the Board and should continue to be enforced as per the legal rules.
- Mr. Clinton stated that guidelines will be followed.
- Mr. Ziemba requested the cost of putting the change to a community vote. Mr. Fontana stated that the average cost is around \$2,500.00. If support and ACC approval is implemented Mr. Lucky and Mr. Ziemba will head spear the addition of the metal roof implementation.
- The Traffic Study will be re-voted if there is sufficient support by the community.
- Mr. Meizoso asked if the quorum could be reduced. Mr. Triay explained that the By-Laws would need to be amended, which requires a larger number of votes to comply to the amendments. Mr. Meizoso also expressed a need to make a bid for a new management service for the community. Mr. Clinton stated that the longevity of the relationship over the past 35 years with management company is valuable. Mr. Meizoso stated that he is willing to spear the bidding process.
- Mr. Meizoso stated that trees are too heavy and a liability to the community. Trees are above ordinance heigh and covering streetlights.
- Mr. Mulindwa agreed that all procurement needs to be placed on the bidding process as per guidelines.
- Ms. Arias stated that a distribution mailing list could be implemented. Mr. Triay stated that a form needed to be signed in order to change the communication form that the community member would like to receive.

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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 8:27 p.m.