



BONITA LAKES PROPERTY OWNERS' ASSOCIATION INC.
14340 SW 122 CT, MIAMI, FLORIDA 33186
305-253-6280
www.bonitalakes.org

Date: August 4, 2025

Location: Teleconference via Zoom

Board members:	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Gary Clinton	President	X	
	Winston Lucky	Vice President	X	
	Mark Ziemba	Treasurer	X	
	Bob Mulindwa	Secretary		X
	Miguel Bustamante	Member	X	
Miami Management:	AL Fontana	Property Manager	X	
	Carlos Triay	Attorney	X	

Others: Homeowners:

Stephen Meszaros, Martha Meszaros, Franklin Dacosta, Elizabeth Young, Victor Pinto, Karla Gonzalez, John Pierre Martinez de Vargas, Sandy Rahman, Danny Garcia, Ewie Marais, Isabel Gonzalez, Jennifer Meizoso, John Meizoso, Jonathan Molina, Suresh Khemlani, Toni Patti, Victor Colon, Yvette Jurado, Noemi Lowe, Leslie Anglade, Jackie Costa, Dago Guzman, Javier Fernandez, Deborah Harris, Matthew Morales, Vanessa Miranda, Osmany Barinat.

Mr. Clinton opened the meeting at 7:06 PM.

Mr. Clinton presented the President's report.

- Waste station, the Board of Directors has written on behalf of the Association and its opposition to the construction of the waste station behind SW124th Avenue Road. The present status is that the Zoning Board has denied the station and the proposer has appealed the decision. When a date is determined the HOA will post on the web sites and bulletin boards.



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- The shrubs at the pump station have been replaced by native plantings which are more resistant to dry conditions.
- The main gate has worn out. A contractor has been hired and the parts and special-order gate are scheduled for order this coming week. It is expected design and permitting will take at least a month.
- Road drainage pipe connections to existing systems have surfaced and our construction manager and road engineer are addressing this issue. A more thorough survey is underway and the county records are being researched to obtain as built plans dating back to the 1990's.
- Miami Management has agreed to provide improved lawn services behind SW133rd Terrace and SW 124th Avenue Road.

The report from the Architectural Committee (ACC) was presented. There were 4 items addressed.

- Flat roofs. The ACC recommended that terra cotta flat roofs be allowed throughout the community. The Board of Directors (BOD) voted to approve. The vote was in favor, Gary Clinton, Winston Lucky, Mark Ziemba, Miguel Bustamente.
- Photo voltaic (PV) tiles. The ACC denied this option because it did not meet the harmony standard. The issue was misunderstood. The PV tiles are solar panels and mandated to be offered by state law. The issue was whether to clean up the community standard documents. These tiles can be offered in allowed barrel tiles, flat tiles and a new proposed raised seam tile. A motion was made by Gary Clinton and seconded by Winston Lucky, to authorize PV tiles which matched in appearance flat, barrel and raised seam tiles in the same colors authorized in the community standard. The vote was in favor, Gary Clinton, Winston Lucky, Mark Ziemba, Miguel Bustamente.
- Raised seam tiles. The ACC recommended denying this option because it did not meet the harmony standard. After discussion a motion was made by Gary Clinton and seconded by Winston Lucky to authorize McElroy metal raised seam tiles, or equivalent. In favor, Gary Clinton, Winston Lucky, Mark Ziemba, Opposed. Miguel Bustamente.



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- Raised seam roof tiles. The ACC did not approve a selection of colors because they did not recommend raised seam tiles. Mr. Clinton made a motion and Winston Lucky seconded a selection of McElroy colors of slate gray, charcoal, colonial red, terra cotta, mansard brown and patrician bronze or equivalent. In favor, Gary Clinton, Winston Lucky, Mark Ziembra, Abstained. Miguel Bustamente.
- An appeal to overturn an ACC rejection of the raised roof tile was made by Francisco Rijo a vendor. The appeal was denied because Francisco Rijo did not have legal standing to file an appeal. A motion was made by Gary Clinton and seconded by Winston Lucky to deny and advise Ms. Munoz (the owner) she could reappeal. The vote was in favor, Gary Clinton, Winston Lucky, Mark Ziembra, Miguel Bustamente.

During the community input section of the meeting many questions and concerns were brought to the attention of the BOD.

- The main gate was open and people were walking in unchecked.
 - Mr. Clinton explained a vendor to replace the main gate was selected. Equipment will be ordered, the special-order gate designed and a permit obtained over the next month. As soon as all material are received work will commence on the gate.
 - Upon inquiry the school buses drop off the children of the owners each afternoon and they are recognizable over time. Children under driving age usually do not have identification to verify address.
- The BOD was asked if correspondence mailed was forwarded to the BOD.
 - It was and is.
- The BOD was asked about concerns of attempted break-ins and vandalism.
 - Mr. Clinton explained our options were limited. The documents do not allow for security, only access control.
 - The BOD will make a room available for the police to advise residents and attempt to establish a neighborhood watch.



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- **The police only want to talk with victims and do not engage with BOD members and the property manager.** It is perceived by the police that this is not HOA business and aggressive pursuit of information is made only to victims. They consider any such aggressive pursuit of information as interfering with an investigation.
- Mr. Clinton explained that many steps to make it harder to get on the property had been made during a similar period about three years ago.
- John Meizoso asked if the BOD would consider establishing a security advisory committee.
 - The BOD said it would consider it and asked Mr. Meizoso would submit an outline of his proposal.
 - The proposal will be reviewed by our attorney.
 - Ad advisory committee making suggestions of asking for proposals to be subjected to cost benefit analysis during the budget process can be helpful.
- A question was asked about the status of establishing a lawyer approved sign up sheet for those who would like to receive periodic newsletters to be sent out by the HOA via email.
 - Mr. Clinton advised a form would be sent out with the annual mailing usually sent out about Labor Day. Owners can also stop off at the office and fill out the form.
 - Procedures will be implemented to safeguard any email addresses from access by vendors, scammers and anyone not specifically authorized by the owner.
- There were many concerns about the level of service provided by the access control personnel. One suggestion was to add another person at the gate based upon a conversation with an access control employee, who stated, the there is too much to be done by one person.
- Another person said no additional funds were needed, but more should be done by the HOA.



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- It was explained that our property manager spends a lot of time training personnel and attempting to bring them up to standards. If after warnings the unwelcome work habits continued, the person would be terminated.
 - A company with even worst services was replaced about three years ago and the job market is shrinking for available qualified workers.
 - It was explained that if the previous company that we used was replaced, the next low bidder and would cost \$6 a month per resident to rehire that firm.
 - **The suggestion that there are significant additional funds is unrealistic and untrue.** The BOD has been using any extra funds to offset the monthly assessment fee and rising insurance, supply chain fees. Services have been reduced as the HOA works through those challenges. Probable rising tariff costs are coming.
- A suggestion was made to do a cost benefit analysis on whether to do away with access control and replace with a remote-control system like some other HOA's.
- That option was examined for the upcoming budget and not included in this year's budget.
 - Among the factors considered.
 - A presence on site is desirable when the staff is gone.
 - If someone has a medical emergency at the pool or gym
 - Beyond the services of providing access control, they open and close the pool and gym.
 - They monitor the 16-camera system.
 - The gate design commonly used for remote access is a large single gate which retracts and allows large vehicles, i. e. garbage trucks and furniture delivery access through the exit gate. One solution is to keep gates open. Most input to date is to have gates.
 - Driverless cars are coming in the near future; we are examining how to handle that option with access control personnel.
 - While improving service has been proved and continues to be an area of concern and concentration, being without an on-site person could very well create different more critical issues.



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- To seamlessly implement such a system there may be further hardware and software challenges which will require.
 - Planning.
 - Design.
 - Construction
 - Installation.

- A comment was made that they never see rovers making their rounds.
 - Mr. Clinton explained they are usually scheduled between 12:00AM and 4:00AM, when most residents are sleeping.

- The meeting was adjourned at 8:54PM.