



BONITA LAKES PROPERTY OWNERS' ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

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www.bonitalakes.org

SEPTEMBER 2025 SPECIAL MEETING OF BOARD OF DIRECTORS MINUTES

Date: September 29, 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

William Weaver	Robert Munoz
Mission Station	Dago Guzman
Renee Williams	Ewie Marais
Toni Patti	Jason Bhoorasigh
Eddie Serpa	Monica Morales
Hans Buddan	Alexi Monti
Camilla Lawrence	

Meeting was called to order by Mr. Clinton at 7:06 p.m.

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

Roof Standards

- The Purpose of the special meeting is for the Board of Directors to vote on the proposed modification to the Association's Roof Standards.
- All information and documentation were forwarded to all community members.
- Metal Composite Roof Option was established in 2022. A third option was not deemed to comply with the aesthetics standards.
- Many discussions were had, and the safety and longevity of the Members' Property was put as a priority.
- The Approval of the metal roofs was established on a 3 /1 Board Member Vote.
- It is required to name a particular manufacturer or equivalent.
- Terra Cotta Flat Tile Roofs have been recommended by the ACC to be established for the entire community.
- Solar Tiles are to be allowed as per State Law Compliance.
- Raced Seemed Roofs are the preferred style of roofs as per Community Members.

MEETING MINUTES Continued.

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- The Architectural Control Commission had previously denied the raised metal roofs due to the continuous aesthetics of Bonita Lakes.
- The ACC established that the harmonious aesthetics standards of the community would not be disturbed with the establishment of the metal raised roofs.
- Mr. Ziemba stated that the community property value is dependent to the Harmonious look of the community. He does not see the property values being impacted by the establishment of the metal raised roofs.
- Mr. Bustamante stated that he would withhold his vote on the two items being proposed to maintain his objective of harmonious aesthetics.
- Mr. Lucky stated that the better roofing systems will increase the property value and safety of the community.
- No Community input was presented.
- Mr. Clinton made a motion and voted to approve Item 6 as submitted and amended as per “Exhibit A” or Equivalent. The Motion seconded by Mr. Lucky – 3 Yeah to 1 Neigh Vote - **Motion Passed.**
- Mr. Ziemba stated that all styles of roofs should be in coordination. He will meet with the ACC and coordinate the colors across the Board.

Presidents Report

- Mr. Clinton stated the front entrance is under review with the Engineer.
- The waste station has not had any meetings and is on hold.
- The 125th Entrance is currently operational.
- Hurricane season has been mild and hopefully will maintain not to put an increase on the insurance premium.
- Mr. Weaver stated that Board Members should announce their position during the meeting. He stated that a survey should have been sent to the community regarding the metal roof implementation.
- Mr. Clinton stated the positions of the current members of the Board of Directors. He explained that previous meetings regarding the roof implementation have been had for the past three years. He suggested Mr. Weaver review the previous Meeting Minutes regarding the implementation of metal roofs.

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 7:38 p.m.