



BONITA LAKES PROPERTY OWNERS' ASSOCIATION, INC.

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www.bonitalakes.org

**October 2025 BOARD OF DIRECTORS MEETING MINUTES
BUDGET MEETING 2026**

Date: October 27, 2025

Location: Bonita Lakes Community Center

| 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 | | x |
| | Bob Mulindwa | Secretary | <input type="checkbox"/> | x |
| | 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, Esq. | Attorney | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Others: Homeowners – Refer to Meeting Sign-in Sheet

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

- Mr. Clinton established that enough board members were present to have Quorum for the Board of Directors Meeting to proceed.

Board Business

- Annual Budget 2026 was distributed to the attendees, if needed.
- Mr. Clinton expressed that a 3-minute time limit speaking allowance will be permitted so that all community members may have a chance to participate.
- Mr. Clinton stated that the Annual Audit was completed, and all financial records were reviewed by an outside CPA as per HOA Documents. The Audit is available at the Management Office. There were no adverse findings.
- The waste station proposed is facing strong opposition. Bonita Lakes HOA has presented a letter strongly opposing the project on record for the Council to take into consideration.
- The association is projecting a surplus of +\$235,000 this year. Surplus funds were needed to fund the continuous increases of insurance premiums during the past years. The 2025 premiums were raised by 15%.
- Traffic enforcement will continue with the presence of traffic patrol officers. Reductions were made in order to counter the unforeseen insurance expenses.
- Implementation of additional roofing material was completed, with additional flat metal roof implemented.
- Legal steps were taken to collect outstanding assessments.
- Tree trimming will continue by sections as proposed during last year's meeting.
- Seasonal flowers will be replaced.
- Lake banks are being cleaned and debris removed. Annual replenishing of fish was completed.
- A civil engineer has been retained to oversee future projects.

MEETING MINUTES Continued.

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- Roundabout and drainage projects have been placed for bid and commencement for the upcoming 2026 fiscal year.
- Monthly fee for the association will be \$238 per month.
- Resident enquired regarding the process of increasing the monthly fees. Mr. Clinton explained that revenues and expenditures are both reviewed. Insurance has been the main cause of the increase.
- Resident commented on the deterioration of the common areas.
- Resident enquired regarding the percentage and threshold for reserves. Mr. Clinton explained that there are Operational reserves and Replacement reserves – set up per State Laws. The operational budget has \$235,000.00 on reserves.
- The pool has been renovated as per code. Resident complained about Iguana's droppings in the pool, Iguana lives on the tree that overhangs on the pool. A Proposed \$1.00 increase on association fees was proposed to procure an animal control professional. Discussion was had as per the need of the exterminator, and the majority of the members were against the exterminator procurement.
- Resident expressed concern about the current state of the community; stating that the community needs improvements as the feeling is that payments increase while services provided decrease.
- A proposed addition of a guard at the gate access control at peak hours was not received as a reliable option. Members, once again, complained and expressed disappointment regarding the current management of the access control gate.
- Residents expressed concerns regarding budget line items and the allocation of funds provided. Lawn maintenance, Janitorial Services, Management Services, Agent for Insurance Procurement, and Office Supplies were line items discussed.
- Mr. Clinton presented a motion to approve the budget as presented, with the removal of the Iguana Extermination line item. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**
- New budget period will begin on January 1, 2026.
- New monthly assessment payment will be \$238.00 per month.
- PowerPoint presentation to be annexed to Meeting Minutes.

Other Board Business:

- No other board business to discuss.

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 8:23 p.m.

MEETING MINUTES Continued.

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ANNUAL MEETING OF MEMBERS OF BONITA LAKES PROPERTY OWNERS’ ASSOCIATION

Meeting was called to order by Mr. Clinton at 8:25 p.m.

- Mr. Al Fontana presented proof of the Notice of Annual Meeting that was provided to all community members.
- Mr. Triay explained that in order for the annual meeting to proceed, 20% (104 Homeowners) of the community membership or presence by proxy was needed to establish a meeting Quorum and conduct business at the annual meeting. Mr. Triay noted that with the number of Members present and proxies provided there was No Quorum.
- Mr. Clinton explained that two board positions were currently for re-election – President and Community Member.
- Board members holding positions for re-election were asked if they would like to maintain their positions – both board members gave a positive reply. No vacant positions.
- There being No Quorum, Mr. Clinton established that the existing Board of Directors will remain for the 2026 fiscal year. Motion was made by Mr. Clinton to maintain the Board of Directors with its existing members. The motion was seconded by Mr. Lucky – All in favor – **Motion Passed.**
- Mr. Clinton stated that all spoken and written concerns, recommendations, revisions, improvement ideas, and grievances brought forward by the community members would be taken into consideration and addressed appropriately. The establishment of a “Safety Committee was presented in writing to the Board. Liability situations could arise. The Board will review and discuss the establishment of the Committee.

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 8:40 p.m.