



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

14340 SW 122 Court, Miami, Florida 33186

Phone 305-253-6280 Fax: (305) 253-9927

www.bonitalakes.org

December 2025 BOARD OF DIRECTORS MEETING MINUTES

Date: December 8th, 2025

Location: Teleconference via Zoom

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Gary Clinton	President	<input type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Vice-President	<input type="checkbox"/>	<input type="checkbox"/>
	Mark Ziemba	Treasurer	<input type="checkbox"/>	<input type="checkbox"/>
	Bob Mulindwa	Secretary	<input type="checkbox"/>	<input type="checkbox"/>
	Miguel Bustamante	Member	<input type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Al Fontana	Property Manager	<input type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners

Meeting was called to order by Mr. Clinton at 7:01 p.m.

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

President's Report

Mr. Clinton stated that the first clubhouse's project has started. Progress has been made with the curbing and sidewalk of the area. A change order had to be approved in order to provide for a handicap ramp on the tennis court area. Plans are being designed currently by the engineer and need county approval, moving the estimated time of completion from December to January. The roundabout project has also started, and the drainage system needs to be redesigned to manage the drainage better. A meeting will be scheduled with the surrounding area residents to finalize a solution regarding some of the trees' root systems that are damaging the pipes. If property owners agree, the solution will be included as part of the project.

Equipment has been ordered for the main gate, project and it is awaiting permitting to start. The contractor has provided some flexibility, and he continues through the projects that can move forward. We are experiencing unexpected changes orders due to county ordinances, and the contractor is willing to work with us regarding payment.

Christmas lights have been installed. Seasonal planting has been completed. The Irrigation system was repaired in coordination with the drainage work around the clubhouse. A leak was found in the pool, and we are awaiting the pool's contractor quote to access the path to follow.

A Safety Committee was proposed by the community to address concerns regarding access control and the safety of our neighborhood. Some of the suggestions proposed conflict with the communities' insurance guidelines set in place by the state. Mr. Bustamante will take the lead in investigating and setting in place community members that have a public safety background to spearhead the committee. A report is expected by April 30th, in order to include the line item upon the budget.

Moving forward, the board meetings will strictly follow the Robert's Rules of Order.

MEETING MINUTES Continued.

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Mr. Clinton made a motion to authorize an Advisory Safety Commission for the Bonita Lakes Community. The motion seconded by Mr. Lucky – All in Favor – **Motion Carried**

Mr. Bustamante raised a concern regarding the amount of delinquent community member assessments. Mr. Clinton stated that Mr. Fontana will forward the current list for review.

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 7:24 p.m.