



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

JUNE 2026 BOARD OF DIRECTORS MEETING MINUTES

Date: June 22, 2026,

Location: Teleconference via Zoom

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Gary Clinton	President	☒	☐
	Winston Lucky	Vice-President	☒	☐
	Mark Ziemba	Treasurer	☒	☐
	Bob Mulindwa	Secretary	☒	☐
	Miguel Bustamante	Member	☒	☐
Miami Management:	Al Fontana	Property Manager	☒	☐
	Carlos A. Trai	Attorney	☒	☐

Others: Homeowners

Hans Buddan	Neil Chrystal
William Breeze	Erik Williams

Meeting was called to order by Mr. Clinton at 7:00 p.m.

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

SPECIAL MEETING – ROOF COLORS

- Mr. Clinton stated that roof materials and colors have been discussed extensively. Exhibit “A” provides the approved roof colors. (See Attached – Final Approval by ACC) Mailing has been extended and the chart of colors can personally be seen at the Management’s office.
- No Community input.
- Mr. Clinton made a motion to approve the roof colors as presented and discussed. The motion was seconded by Mr. Lucky – All in favor – **Motion Passed.**

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 7:11 p.m.

BOARD OF DIRECTORS MEETING – JUNE 2026

MEETING MINUTES Continued.

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Meeting was called to order by Mr. Clinton at 7:13 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 the drainage project by the clubhouse has been completed as well as the 143rd Project, both projects will be paved at the same time as the roundabout project.
- The Roundabout project has started, issues and questions needed to be sorted between the engineer and the contractor. The palm trees on the roundabout needed to be removed – the space would be considerably reduced from 22' to 10', there would not be enough dirt material to sustain the weight and size of the palms, creating safety, negligence, and legal concerns. Alternatives for the use of the palms were considered but the cost was not viable.
- Utility lines have been marked, elevations have been prepared, and surveys are being completed.
- Stamped concrete will be utilized as material for the roundabout. Paving and Landscaping will finalize the project. Estimated time frame – August 2026.
- Main Gates project will commence after roundabout project has been completed, in order not to obstruct the flow of traffic to and from the community.
- Main Gate permit was a challenge. There was no record of a permit from Lennar. The present standards for the community entrances require a stacking of 5 vehicles at the entrance before spilling into the main street. An expediter was hired and Building and Zoning and Public works was approved and permitted. As soon as the roundabout project is finished the Main Gate project will commence.
- 119th Ave and 136th St need drainage problem resolved. Permitting has been started.
- Engineer was not present to answer the questions the community member may have had.

Community Input:

- Mr. Buddan would like to install a louvered aluminum fence. He has been denied from the ACC being that the current approved fence is flat. He will provide photos and information to the ACC and the Board for possible implementation.

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 7:32 p.m.

MEETING MINUTES Continued.

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