

## **LOCH ISLE HOA MEETING FEBRUARY 21, 2023, AT THE MLYC**

The meeting was called to order by President Javier Ley-Soto at 7:14 p.m. Other officers and directors present were Justo Rey, Adrienne Chiron. Homeowners present Florentino and Irene Obeso, Candy Herlth and Janin Ubeda representing his Mother, Gloria Ubeda.

**Comments from homeowners** were offered by I. Obeso who asked about the delay in posting documents to the HOA's website. A. Chiron, in the capacity of homeowner, presented a document addressing several concerns she wanted on the record regarding President Ley-Soto's communications and style. Concern was voiced about no-show by Board Members. There was question about the process for electing board members at May's annual meeting. Pres. Ley-Soto explained the process.

**Secretary Minutes** of the January Board meeting were approved after a motion by Pres. J. Ley-Soto and a 2<sup>nd</sup> by VP J. Rey. VP J. Rey and Pres. J. Ley-Soto voted yes, A. Chron abstained from voting as she had not seen corrected copy with her changes. Motion passed. Also motion was made to approve November meeting minutes, VP J. Rey and Pres. J. Ley-Soto voted yes, A. Chiron voted no. Motion passed.

**President Report:** Treasure & Webmaster C. Wickenden will be asked to update all documents on website. Regarding a previous question by homeowner I. Obeso, Pres. J. Ley-Soto reported that the previous charge for "title search" by HOA's attorneys was for reviewing board documents and to search official documents of records for Loch Isle and not a title search for a specific property. The HOA is represented by Becker & Poliakoff. Refer to July 18, 2022 for approval record to hire firm. Pres. Ley-Soto mentioned he was looking for proposals for Loch Isle to secure the services of a Professional Management company to take over property management duties. The Board will vote at the next meeting to pursue the process to secure homeowner's votes who would hold the final yes-no decision on hiring outside firm to manage Loch Isle. Details to be presented at upcoming meeting before the annual meeting in May. Pres. J. Ley-Soto again called for interested homeowners to serve on the Board.

**Treasurer Report:** Treasurer C. Wickenden was not in attendance and no report for January was presented.

**Security Lights\Pest Control:** VP J. Rey reported that after December and January no new issues with lighting. Pest control vendor was called about sighting of possums on the north and west sides. Pest Control Vendor advised that loose trash bags, if possible, should not be taken to the curb until morning of trash day to avoid raccoons and possums which rummage looking for food.

**Lake Maintenance & Fountains:** VP J. Rey reported that the NE fountain lights was changed to operate 11a.m. to 11p.m.. *Note: After this, same light was off cycle again, working as early as 5 a.m. it was corrected again in early-March.* Lake Doctors performed monthly maintenance in February. Pres. Ley-Soto asked that vendor be alerted to pick up some buried debris in some of the corners. This has been communicated to the vendor.

**Backside compliance.** Pres. Ley-Soto reported the following citations: 14 units for weeding, 4 for palm fronds, 5 for painting and 3 for bushes outgrowth.

**Common ground maintenance.** Greenway is now in the weekly cycle due to the heavy leaf fall. They are offering homeowners service for trimming palm trees. If interested, homeowner should contact Greenway directly.

**Front Side Compliance:** Dir. A. Chiron reported the following citations: 4 for Trash containers, 2 for parked trucks with commercial signage, 2 for paint trimming and 2 for landscaping. Dir. A. Chiron mentioned asking assistance with issue with parked truck in one unit and Pres. Ley-Soto assisted.

**Old Business.** VP J. Rey provided update on the drain re-pipe estimates on the Greentree Lane drains. Three vendors have been contacted, one does not work in Miami-Dade, second one said job scope is too small, third engaged and is working on a quote.

**New business.** Request by homeowner Ubeda to replace door and presented pictures of door. VP J. Rey made motion to approve, Pres. J. Ley-Soto 2<sup>nd</sup>. Motion approved Unanimously. Same homeowner requested removal of outside iron gate. Dir. A. Chiron raised safety concerns. VP J.Rey made motion to approve gate removal, Pres. Ley-Soto seconded. Motion approved unanimously.

**Next Board Meeting:** Monday, March 20, 2023, (7 PM) at the ML Youth Center.

**Meeting Adjournment:** President Ley-Soto made a motion to adjourn at 7:55 p.m., 2<sup>nd</sup> by VP J. Rey.