

LOCH ISLE HOA MEETING MARCH 20, 2023 AT THE MLYC

The meeting was called to order by President Javier Ley-Soto at 7:45 p.m. Vice President Justo Rey, Secretary Esther Cue, and Director Adrienne Chiron present. Homeowners present Mayra Alonso, Darlene Watson, Candy Herlth, and Bob and Sherry Jones.

Comments from homeowners were offered by A. Chiron, in the capacity of homeowner, distributed information on items that need attention included request to update Loch Isle roster, commercial vehicles, non-working vehicle on Green Street, outer wall is poc marked and dirty. D. Watson, concerned about coconuts, trees need to be cut. C. Herlth commented commercial vehicles are everywhere in the community at least 3 on Greentree Lane.

Secretary Minutes of the February Board meeting were approved after a motion by Pres. J. Ley-Soto and a 2nd by VP J. Rey. VP J. Rey, Pres. J. Ley-Soto, Sec. E. Cue voted in favor, Director A. Chron voted against.

President Report: Treasurer. C. Wickenden will not be able to attend meetings due to personal commitments. None the less, he has agreed to continue to honor his Treasurer role, however, will not be running for reelection. His seat on the Board be an open seat for the May election. As stated at each of the previous meetings, community participation is very important. Pres. J. Ley-Soto again called for interested homeowners to serve on the Board.

Treasurer Report: Treas. C. Wickenden provided copy of finances for first quarter of 2023. Standard expenses are listed, also Vernis & Bowling fee is \$1,000 deductible for outside counsel services defending us in ongoing litigation brought by Homeowner C. Herlth.

Security Lights\Pest Control: VP J. Rey reported no updates on lighting all working. Dir. A. Chiron reported security light not working at 15316 LIDE. Homeowner had reported park area in Green Tree Lane is dark. Issue was reported to Town of Miami Lakes. Pres. J. Ley-Soto is waiting on an update from Town with recommendations. Pest Control no updates.

Lake Maintenance & Fountains: VP J. Rey reported Lake Doctor will be on the property treatment will be on site 3/21 or 3/22. Dir. A. Chiron reported no fish in entire lake. Pres. J. Ley-Soto reported seeing fish on SE side as well as birds and ducks. Other homeowners also reported seeing fish. Lake Doctors performed monthly maintenance in February. VP J. Rey will inquire on recommendation to re-stock fish at the request of Pres. J. Ley-Soto. Fountains appear to be working.

Backside compliance. Pres. J. Ley-Soto reported the following citations: 10 units for weeding, 7 for palm fronds, 2 for painting, 2 mildew, and 3 for bushes outgrowth. Noted four ducks and several ducklings.

Common ground maintenance. Greenway is now in the weekly cycle due to the heavy leaf fall. Dir. A. Chiron expressed her displeasure with landscape company. Pres J. Ley-Soto again

requested Dir. A. Chiron provide photos documenting her concerns.

Front Side Compliance: Dir. A. Chiron reported the following citations: 5 for Trash containers, 3 for vents, 1 for landscape, 1 for storage, 1 for commercial cans, 1 for parked trucks non-functioning, and 1 for painting unit.

New business. As previously mentioned at the February meeting, Board discussed potential property management company services. Based on comments and complaints of residents, inquiries have been made into the services of a property management company. If a management company is retained, they would handle day-to-day operations which could include managing and seeking new vendors, handle financial matters, on-site community compliance, website and records management, and community issues. Management company would report to and be managed by the HOA Board which will still oversee HOA and approve all contracts. Costs for management companies vary widely depending on level of on-site, dedicated service. Costs may range from \$1500/month (additional \$200+/year per homeowner) for 2 on-site monthly visits and otherwise available by phone Monday-Friday from 9am-5pm, and additional on-site/emergency/after-hours service for additional hourly rates (\$25-\$40+/hour) and on the upper range of over \$5,000/month (additional \$700+/year per homeowner) for up to 20 hours on-site service per week. If management company is selected, all homeowners would share on cost increase. Pres. J. Ley-Soto explained a decision whether to move forward with a property management company would be based on a vote by all the homeowners. A ballot will be mailed to all residents to respond with their choice on how the Board should proceed. Pres. J. Ley-Soto moved to send out ballots to all homeowners seeking vote on whether to move forward with contracting with a property management company for the HOA. VP J. Rey seconded. Extensive comments, suggestions, and balloting options received from homeowners on this item. Summary will be included with ballot describing management company services which may be provided as well as potential financial impact to homeowners. Addressed and stamped return envelope will be included to facilitate return of ballots. Motion passed unanimously.

Next HOA Meeting: Monday, April 17, 2023, (7 PM) at the ML Youth Center.

Meeting Adjournment: President Ley-Soto made a motion to adjourn at 8:44 p.m., 2nd by VP J. Rey.