

## **Miami Lakes Loch Isle HOA Board Meeting**

**September 18, 2024**

Miami Lakes Youth Center

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**Meeting called to order:** 7:00pm, President Mayra A.

**Officers and Directors present:** Mayra A., Myriam R., Darlene W.

**Homeowners in attendance:** Candy Herlth, Evelia Beldzik, Irene Obeso, Florentino Obeso, Adrienne Chiron, Lisa Hasselmann-Arana, Eddie Arana, and Anthony Diequez

**Approval of Secretary minutes:** **July** – proposed by Myriam, Mayra moved to approve, Darlene 2nd. **August** - proposed by Myriam and approved by Mayra, 2<sup>nd</sup> by Darlene

**Treasurer Report:**

- Reported through September 17, 2024 detailing all regular monthly expenses. Pending payments: Lake Doctors, landscaping, FPL. Change of amounts of checking and money market- placed in incorrect space

**Management Report:**

- Not present

**Committee Report**

- **Drains and Roads:** Mayra: SE drain was cleaned. West drain price will be the same, that will conclude this cycle. Mayra moved to accept \$725 estimate for West drain. Myriam moved to approve, Darlene 2nd. All drains in the community should be placed on every other year schedule for cleaning. Three (3) out of four (4) Re-paving Bids secured. Road committee to review and advise BOD of selection. TOML Dept of Building, Zoning and Compliance suggested original typographical survey to be submitted for permitting. If accepted it will be a saving of \$16,000 , the cost of an update or onsite plan.
- **Landscape Committee:** Adrienne/Darlene reported that property is looking much better. Fertilization cannot take place until after rain season - October 31st. Adrinne mentioned homeowners should not place mulch in the back as with the rain it will go into the lake, and it is poisonous. Working on trying to get funding with NIC to reinstate the funding and partner with them to offset price for common areas.

**Old Business:**

- **SE wall and repair:** Capin provided three (3) quotes - 2 were the same company with different names, other one visited the job site and provided helpful information but afterwards did not respond to additional calls. Representative of Sherwin Williams on 57<sup>th</sup> Ave. provided 3 additional vendors from their list. Cost for repair and paint is \$1000- \$1200. Fresh Coat was favored for knowledge and pricing. Mayra moved to select Fresh Coat, Myriam and Darlene 2nd. Mayra proposed to include the wall into reserves for future repair and updates.
- **Governing Documents:** Current legal team does not have a template for this. Becker has the template. We do not need to fix all at once, they can be done in sections. Mayra proposed a committee to handle gov doc amendments. Mayra moved to create a committee, Myriam 2<sup>nd</sup>. Anthony Diequez volunteered to be one of the members of the committee.
- No Parking/Tow Away Zone signs have helped and seen improvements. Renters are more of a concern. 7023 Greentree Lane is a concern. West side as well.
- **Fining Committee** : Enough volunteers have been recruited. There are 5 members: Esther, Javier, Adrienne, Sherry, and Anthony.

**New Business:**

- Anthony Diequez modification of 3x3 foot patio where lower deck is- raising up to patio floor. More discussion needed.
- Letter to unit owners with leases as a reminder that they are ultimately responsible and bound to our restrictions.
- CAM contract renewal- Capin Group not renewing. David from New Horizon was runner up from the original group. Monthly cost negotiated- \$20 from \$22. Difference for 9 months from October to June- total \$2952; difference can be paid from other unused line items. Mayra motion to select New Horizon and legal team to review contract, Myriam and Darlene 2<sup>nd</sup>.

**Open Forum:**

- Adrienne- What is he going to do differently? Mayra replied all CAMs have the same contract now we need to see if he delivers.
- Eddie- Where should guests park? Concerned about towing company becoming abusive. Mayra clarified that the towing company will only come out if one of the directors call them.
- 7023 GT Lane leaving trash in front and bicycle.
- Irene-New CAM to look at backside as it is an issue. Lake- south corner lots of debris. Wall painted incorrectly, who is paying for it? Mayra -The Capin Group will take responsibility to repaint in correct color at no cost.

**Adjournment:**

- Mayra made a motion to adjourn at 8:28pm and was seconded by Myriam. All present - in favor.