

Miami Lakes Loch Isle Organizational Meeting

Date: May 19, 2025

Time: Meeting called to order at 7:02 PM

Location: Miami Lakes Youth Center Park

Call to Order: The meeting was called to order at 7:02 PM by President Mayra Alonso.

Roll Call: Officers and Directors Present

- Mayra Alonso, President
- Myriam Rodriguez, Vice President & Secretary
- Darlene Watson, Treasurer
- David and Jennifer from New Horizons Property Management Solutions

Homeowners in Attendance: A.Chiron, J. Rey, D. Foley, G. Bowen, E. Beldzick, C. Herlth, P.Stanley, J.Ley-Soto, D. Oliver, I.Obeso, F. Obeso, A. Dieguez, A, Florian, M. Lalama, M.Chariff

Election of Officers: The following officers were nominated and elected by motion:

- **President:** Mayra Alonso
- **Vice President & Secretary:** Myriam Rodriguez
- **Treasurer:** Darlene Watson
- **Directors:** Sherry Jones, Patty Stanley

*Motion by Mayra, seconded by Darlene; **Motion Carried***

Approval of Minutes: Minutes distributed via email. No corrections. *Motion to Approve by Mayra, seconded by Darlene. **Motion Carried.***

Treasurer's Report

- Myriam presented the financial report through May 18, 2025.
- Mayra presented the proposed budget for FY 2025–2026, including a proposed increase of \$1,000 per unit for wet units and \$900 for dry units, split into two payments (September and October).
*Motion to Accept Budget by Mayra, seconded by Darlene. **Motion Carried.***

Management Report

- David and Jennifer reported that community violations have decreased.
- Final warning issued for a parking violation for West side unit.
- A blue-painted deck on Greentree flagged for review.

Committee Reports

1. **Roads:** Assessment collection is currently 65% complete; 90% needed before work can begin (expected late July). **Arborist Report:** 146 trees total; 9 require removal. Will regroup in June to address this issue with affected homeowners and determine best course of action.

Unfinished Business

- **Mailboxes & Community Lighting:**
 - Choose **GR Electrical Service** for lighting (\$3,400).
 - *Motion by Mayra Alonso, seconded: Darlene Watson. **Motion Carried.***

- **Mailbox Cement Pathway:**
 - Approved \$1,070 for labor and materials.
 - *Motion by Mayra Alonso, seconded: Myriam Rodriguez. **Motion Carried.***
- **EV Charging Stations:**
 - EVCS Rules & Guidelines reviewed by attorney. Presentation and discussion of guidelines.
 - Motion to adopt by Mayra Alonso, seconded: Myriam Rodriguez; **Motion Carried***
- **Fishing Signage:**
 - Estimate: 2 poles (\$150) and signs (\$55). Will revisit design and placement in June.

New Business

- **Legal Matters:**
 - A homeowner raised concerns about proxies and special assessment procedures. The board agreed the attorney can respond via email and costs would be incurred.
 - Motion by Mayra Alonso, seconded: Darlene Watson. **Motion Carried.***
- **Exterior Modification:**
 - Approval granted for Andrea's full entrance door modification (all paperwork completed).
 - Motion by: Mayra Alonso, seconded: Patty Stanley; **Motion Carried.***
 - *Discussion about increased exterior modifications without board approval and moving from courtesy letters to immediate violation with intent to fine.*
- **East Side Lighting:**
 - Estimate received for \$3,800 (includes 150-ft trench and wiring).
 - Will revisit in June after obtaining a second estimate.
- **Reserves:**
 - Discussion on establishing reserves would be prudent. Would require membership vote. Need to establish future funding for road repairs and maintenance. This would earmark monies only to be used for roads.
 - Emergency account is for weather contingencies and other unforeseen repair and maintenance items.

Open Forum

- Suggestion to simplify fishing signs and reduce cost.
- Homeowner asked how often the management company inspects the community: Answer—twice per month, once with Mayra.
- Concern raised about trash left on the curb for too long and trash bins left outside.
- Adrienne noted that trees **outside** the perimeter wall are now the responsibility of individual homeowners for trimming.

Adjournment

*Motion to Adjourn by Mayra Alonso, seconded by Myriam Rodriguez; **Motion Carried.***

Time: 8:29 PM