

# **Miami Lakes Loch Isle HOA Special Assessment**

**March 19, 2025**

**Held at the Miami Lakes Youth Center**

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**Meeting was called to order:** at 7:01pm by Mayra Alonso

**Officers and Directors present:** Mayra Alonso, Myriam Rodriguez, Darlene Watson, and David and Jennifer from New Horizons Property Management Solutions

**Homeowners in attendance:** Ricardo Gonzalez, Bob and Sherry Jones, and Dave Oliver

**Approval of Secretary minutes:** Review and edits via email- Mayra motion to approve, Myriam second. Motion carried

## **Treasurer Report:**

- Presented by Myriam
- Financial report through March 23, 2025.

## **Management Report:**

- Violations
  - January: 17 violations reported
  - February: 3 repeated violations noted

## **Committee Reports**

### **1. Governing Documents**

- Project in progress.

### **2. Motions & Approvals**

- **Credit Card Payments:**
  - *Motion by Mayra, seconded by Myriam*
  - Approved: Road and annual fees may be paid via credit card through the website.
- **Special Assessment Savings Account:**
  - *Motion by Mayra, seconded by Darlene*
  - Approved: Open a separate savings account at Ocean Bank for Special Assessment funds (4% interest rate).
- **Exterior Modifications**
  - *Motion by Mayra, seconded by Darlene*
  - Approved: 15186 Loch Isle Drive East; 6983 Greentree Lane
- **No Fishing Signs:**
  - *Motion by Mayra, seconded by Darlene*
  - Approved: Explore costs and locations for installation of "No Fishing" signs.
- **Website Hosting Transition:**
  - The website will no longer be hosted by Mayra.
  - Evaluation by Mayra included Elementor, GoDaddy, and SquareSpace.
  - *Motion by Mayra, seconded by Myriam*
  - Approved: Transition to GoDaddy based on best pricing and functionality.
- **Contract Renewals:**
  - Global and New Horizons contracts renewed.
  - *Motion by Mayra, seconded by Myriam*
  - Approved.
- **FPL LED Lighting Solutions/Lighting & Electric Upgrades and Repairs**
  - 18 poles to be replaced under lease program; FPL maintains
  - Hybrid Model FPL handles bulbs, HOA responsible for electrical components.
  - Repair and uniform lighting for all four (4) mailbox clusters
  - *Motion by Mayra, seconded by Darlene*
  - Approved: Obtain estimates to review
- **Compliance Issues**
  - **Jordano Property:**
    - Party wall being manufactured; pending permit
  - **West Rented Unit:**
    - ECVS installed without approved Exterior Modification.
    - Courtesy violation letter to be sent. Process reminder for proper approval.

#### 4. Community Issues

- **Iguana Infestation:**

- Discussion: Can Loch Isle cover costs?
- New Horizons to obtain quotes to explore cost of mitigation.

**Adjournment:** 8:46 Mayra called meeting to adjourn. Myriam second. Motion carried.