

Miami Lakes Loch Isle Homeowners' Association, Inc.

JANUARY BOARD MEETING-1/23/24 MLAKES YOUTH CENTER

Meeting called to order at 7:02pm with 4 Board Members, Myriam-President, Mayra-Treasurer, Irene-Vice President, and Adrienne-Secretary. Also in attendance was Barbara Capin from Capin Management. **Guests:** Dave Oliver, Florentino Obeso, Evelia Beldzick, Candace Herlith, Darlene Watson, Frank/Gabriel Perez-Siam, Jordano Ramos, Lucia Alonso.

November Minutes read by Adrienne-approved-Myriam and Mayra

Mayra-treasurer monthly items paid list- distributed, light fixtures, copies of Revitalization needing distribution by Miriam and Irene, and Becker & Poliakoff balance of Revitalization documents.

Barbara-reported on contact Town ML Code Violation about roof violations-discussion.

Adrienne-tiles mentioned again for bulletin boards on side mailboxes.

Committee Recruitment encouraged: Sherry-Painting, Mayra-roads/drains, Landscaping-Adrienne. Maria del Llanos interested to be part of any committee.

Barbara presented list of providers for **drain clean and repair**. Irene said Candace Herlith had video and Candace said she would supply it. Mayra mention that we need an updated one. Mayra asked Candace to join her committee as one of the drains is located outside her home and she did not accept invitation.

New Board Meeting suggested for **every other month**-Discussion, no resolve, no vote taken.

Repeat Violations discussed-Fining committee needed. Section 32 in the Declarations of Restrictions could be interpreted to include pressure cleaning. **Frank Perez** mentioned more specific examples of what is meant by "attractive neat appearance" could be included. This amendment would need a vote. **Roof damage** possible mentioned by Dave Oliver in cleaning roofs.

Barbara presented new Landscaping Co change as Greenway not receptive to calls or concerns and rate raise. Barbara -2 proposals written, 1 verbal. Adrienne mentioned no fertilization until March after possible freezes.

Irene-SE corner Miami Lakes Dr dangerous- working with Town for answers.

PartyWall proposal-Jordano and Lucia provided engineered drawing of an aluminum party wall to replace theirs that collapsed. Discussion on design only for units with party wall behind their unit. Board favored and approved design with pending permit and vendor information to be forwarded to board. This would not be a solution to party walls that are visible (on front and sides) of units.

Frank Perez, introduced as our **new law firm**, explained Management can run Board Meeting, **video taping video taping** discussed as it relates to the addition of reasonable rules and guidelines. F. Perez-Siam acknowledged and affirmed and suggested our bylaws should be amended to include the rules and guidelines. Adjournment of a board meeting discussed and affirmed as a possible action if meetings become disorderly.

Meeting adjourned at 9:07PM-Adrienne and Myriam