

Miami Lakes Loch Isle HOA Board Meeting
October 23, 2023
Held at the Miami Lakes Youth Center

The meeting was called to order by President Myriam Rodriguez at 7:01pm. Other Officers and Directors present were Mayra Alonso and Irene Obeso. Also present was Barbara Fandino-Capin, of the Capin Group Management Company. A sign-in sheet was passed around to homeowners in attendance: B. Jones, S. Jones, C. Herlth, P. Stanley, M. Chariff, E. Beldzik, D. Watson, D. Oliver, M. Di Piazza, M. Aguirre, and F. Obeso.

Secretary Minutes for the September 2023 meeting were recapped by I. Obeso and approved after a motion by M. Rodriguez and a 2nd by M. Alonso.

President's Report: Myriam informed that the management company has been inspecting Loch Isle. Violation letters were sent out. Any comments, questions or concerns should be directed to Barbara at the Capin Group. All mailbox areas have been pressure cleaned. Some residents have requested that minutes be posted on bulletin boards. Myriam also mentioned that there are two vacancies on the Board, Secretary and an additional director.

Vice President's Report: Irene reported that she was asked to call the town regarding cleaning of sidewalks and water stain on SE wall. O. Santos (Public Works) said cleaning was on a schedule. Asked to be sent photos of stains.

Treasurer Report: Mayra presented the treasurer report through September 23, 2023 with no unusual payments except one for Becker and Poliakoff of \$205 for email consults and final payment to 5 Star. Nine assessments are outstanding. Motion made by Myriam, 2nd by Irene to hold payment for Greenway until they respond regarding quality of service. The Budget is available upon request. SE wall has been repaired.

Update Revitalization : *Myriam* The revitalization project has been turned over to the Commerce Dept. and are not yet finalized. This process can take up to 60 days.

Update M Lakeway & M Lakes Dr. Curb: *Irene* As per town, the project to install bollards is still on time to be completed by end of calendar year.

Additional updates on upcoming projects:

Mayra said she has quotes for the drain repairs. Jose from the Capin Group is working with the vendors for the best option. Maintenance of the Common Elements such and repairing potholes, street signs and fountains that are not in proper working order is being planned. Trees and shrubs behind units need to be properly maintained.

New Business:

- 1- Mayra introduced the new Law firm that will be representing Loch Isle: The Law Offices of Frank Perez-Siam. Mayra motioned for approval of the new firm and Myriam 2nd. A schedule of fees was also provided.
- 2- Mayra provided four options/Bids from vendors for the cleaning of the perimeter walls. The board discussed options and voted. Mayra proposed, Myriam 2nd to hire "The Pressure Cleaning Man". This option was more affordable than the others and Barbara advised that they do work for other associations she manages and said they work well and she has never had a complaint. Date of work not yet determined.
- 3- Irene continues to work with neighbor Jordano to find a company that will replace the privacy/party wall located behind his unit, which is damaged. We are looking to find a design that will replace the current ones in Loch Isle as needed. Marco Di Piazza has volunteered to join in the effort to find a company that is reputable and cost effective for this project.

Members Concerns and Comments:

There were numerous comments and concerns from homeowners during the meeting regarding the roof cleaning requirements and discussion on the pros and cons etc. One homeowner commented on the quality of the repair of the SE wall and another questioned the Board on Board rules and procedures. All concerns were acknowledged and discussed. Barbara also addressed the homeowners and assured them that she would continue to work diligently with the Board and the community to make much needed improvements.

Next Board Meeting: Monday November 27, 2023 (7PM) at the Miami Lakes Youth Center.

Meeting Adjournment: M. Rodriguez made a motion to adjourn at 8:17pm, 2nd by I Obeso.