

Miami Lakes Loch Isle HOA Board Meeting
September 18, 2023
Held at the Miami Lakes Youth Center

The meeting was called to order by President Myriam Rodriguez at 7:06pm. 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, E. Beldzik and F. Obeso.

Secretary Minutes of the July Board minutes were recapped by I. Obeso and approved after a motion by M. Rodriguez and a 2nd by M. Alonso.

President's Report: Recruitment efforts for additional board members is ongoing. The board is looking to add two new board members, Secretary and Chair. Myriam called for any interested homeowners to volunteer. The revitalization project is nearly completed. The votes needed for approval were 41 and we received 58 so the documents are currently in the hands of the Department of Commerce.

Treasurer Report: Mayra presented the treasurer report listing customary activity between July 3rd through September 15th. Collection of \$10,000 Insurance payment was received and payments are being made to 5 Star Construction for the repair of the SE perimeter wall. The D&O and Liability policy for LI HOA was renewing and Mayra quoted alternate policies. A new policy was bound at a savings of approximately \$2,000 per year. There are still some outstanding annual assessment payments, we are still around 20 shy of 100%. A new Loch Isle website has been created by Mayra and is up and running with new features including association documents, helpful facts, and more.

Update SE wall: The wall repair is in it's final stages and should be finished and painted as soon as inspections are completed and weather permits.

New Business:

- 1- Irene reported that she has been in contact with ML Police and Town representatives concerning the intersection of Miami Lakes Drive and Miami Lakeway where a number of accidents have occurred. The frequency of these incidents has become a great concern to our community and she was informed by Public work director for the Town of ML Omar Santos that they will be installing Bollards at the curve of said intersection. The project is in the works and should be completed by end of year.
- 2- Some of the walls in LI (sometimes referred to as party walls or privacy walls) have deteriorated significantly. The board will be looking into a replacement option, as needed moving forward.
- 3- Our drains will be evaluated by a professional vendor and priority will be given to cleaning and repairs as needed.
- 4- Mayra mentioned that there are plans to pressure clean our perimeter walls and other common areas where there is dirt and mildew.
- 5- Plans for a general painting project was discussed, including changing colors. This will be discussed further and is estimated to begin in 2024.
- 6- Barbara (Capin Group) has been canvassing the community and discussed her plans to begin taking over the handling of violations and ideas for the betterment of Loch Isle and helping the board with upcoming projects

Members Concerns and Comments:

Homeowners present voiced concerns regarding possibly being required to pressure clean roofs. Mayra addressed the homeowners' concern. The painting project was also a concern due to the cost homeowners would incur. This was also addressed by both Myriam and Mayra, as HOA's are bound by fiduciary to ensure communities are maintained in their best form.

Next Board Meeting: Monday October 23, 2023 (7PM) at the Miami Lakes Youth Center.

Meeting Adjournment: M. Rodriguez made a motion to adjourn at 7:57pm, 2nd by I Obeso.