

**Miami Lakes Lake Cynthia HOA, Inc.**  
**Annual Meeting**  
**Wednesday, November 13, 2024, 7:30pm**

**Board Attendees:** Suzanne Soriano – President  
Denise DiPalo – Board Member  
Elias Tobchi – Vice President  
**Board Absentees:** Yesenia Moncada – Treasurer  
Fred Senra – Secretary

**Member Attendees:** Maritza Quintella, Rosa Barroso, Luis DeGongora, Luis Vargas, Herminio Perez, Pablo G., Dallas Gory, Gary Snow, Mercedes Sabates, Pilar Dalmau, Carol Delong Pyles, Stephen Kane, Sally Whitton, Sergio & Amelia Mejias

- I. Call to order 7:38pm
- II. **Approval of Minutes** – **Motion** to approve the 10-22-24 Board Meeting Minutes made via email by Vice President Tobchi, seconded via email by President Soriano. Minutes approved early by email so they could be posted on the web before the annual meeting.
- III. **Public Comments** – Maritza brought up concerns about algae in the lake.
- IV. **Chairperson's Report**
  - a. **Introduction of Board Members**
  - b. **Determination of quorum** – quorum met, three board members present.
  - c. **Association website:** [www.lakecynthia.com](http://www.lakecynthia.com) – residents were encouraged to use the website. All agendas, minutes, notices etc. are posted on the website.
  - d. **NSD Section 1 Committee disbanded** – The town will hold quarterly meetings open to all 850 residents in the special district.
  - e. **Recruitment of new board members** – Dallas Gory and Rosa Barroso volunteered to be on the board effective January 1, 2025. Pablo volunteered to help out with the lake.
- V. **Treasurer's Financial Report**
  - a. **Status of 2024 Operating Budget as of 10-31-24** – reviewed by President Soriano.
  - b. **Proposed 2025 Budgets** – **Motion** to add new line item of \$7,000 to townhouse budget for wall maintenance made by Vice President Tobchi, seconded by President Soriano.
  - c. **Reserves** – reviewed by President Soriano

- V. Townhome Paving Project Update by Vice President EliasTobchi –** Star Asphalt increased their price by over \$30,000. We are looking for a new company. Vice President Tobchi is in the process of getting five new bids and expects to have a new company by next week.

**V. New Business**

- a. The townhouse wall will eventually need to be replaced, which is why the new budget line item for wall maintenance was added for 2025.
- b. Denise DiPalo is researching the cost for getting new mailboxes installed in 2025.

- VI. Adjournment 9:15 pm**