

Miami Lakes Lake Cynthia HOA, Inc.

Tuesday, January 13, 2026
7:30 pm

- I. **Sign in:** Suzanne Soriano – President
Fred Senra - Board Member
Dallas Gory - Board Member
Rosa Barroso - Board Member
Elias Tobchi - Vice President
Yesenia Moncada - Treasurer
- II. **Call to order:** 7:38 pm
- III. **Approval of Minutes** – Motion to approve: Suzanne Soriano and 2nd: Fred Senra. All in favor.
- IV. **Public Comments** - none
- V. **Chairperson’s Report**
 1. **Determination of quorum:** Yes
 2. **State of Florida Corporate filing:** This will be done
 3. **Vote on the 2026 annual dues** - Motion to approve: Suzanne Soriano and 2nd: Fred Senra.
 4. **Miami Dade County association filing due:** Due 1/31 and Yesenia Moncada will send finalized financials and reserves report by end of week.
- VI. **Asphalt update repairs and maintenance by Elias Tobchi:** The asphalt company walked the property and noticed a few properties that needed repairs. They would have to repair it in patches for cracks and puddles. Elias Tobchi will walk the property to assess the concerns and the board will meet to discuss.
- VII. **Treasurer’s Financial Report**
 1. **Final 2025 Operating budget:** Yesenia Moncada will provide by the end of the month.
 2. **Proposed 2026 Budgets (2026 Projects):** Motion to approve by Fred Senra and 2nd: Dallas Gory.
 3. **Reserves:** Yesenia Moncada will provide by the end of the month.

4. Invoicing for dues: will be sent out in March

VIII. New business - We received a payment from the attorney that is a duplicate payment; payment will be returned to the attorney. Tree trimming will be done March/April. The board will look into pros/cons of QuickBooks and will meet to discuss.

IX. Adjournment - 9:07 pm