

Miami Lakes Lake Cynthia HOA, Inc.
Board of Directors
Zoom Meeting – Tuesday, October 22, 2024, 7:30pm

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

I. Sign-in 7:37pm

II. **Public Comments** – N/A

III. **Approval of 7-23-24 Minutes** – **Motion** to approve the 7-23-24 Board Meeting minutes made by President Soriano, seconded by Treasurer Moncada.

IV. **Chairperson's Report**

a. **NSD Committee Section One** – The committee has been disbanded and will be replaced with Quarterly Town Council Meetings at City Hall open to all residents in the special district.

b. **Preparation for the Annual Meeting November 13, 2024**

- 2024 Operating Expenses to date – Treasurer Moncada will complete the October operating budget for the meeting in November.
- Proposed 2025 Budget – see Treasurer report
- Notice of Annual Meeting emailed to all residents – President Soriano will send email two weeks before meeting.
- Make Copies of documents for the meeting – President Soriano will handle.

V. **Vice President's Report**

a. **Status of Paving Project** – The survey is complete and was sent to the Asphalt company to apply for the permit. The project should start by early December and take a week to complete. Residents will be reminded to cover their garage doors.

VI. **Treasurer's Report**

a. **Operating Account Update** –Treasurer Moncada provided the accounting for July, August and September. **Motion** to approve the cost of the Townhome Survey to be taken out of the General Maintenance of the Townhome Budget made by Secretary Senra and seconded by Board Member DiPalo.

b. Status of Annual Dues – All 2024 dues have been paid.

c. Proposed Budget – All line items, townhome dues and single-family lake home dues will remain the same for the proposed 2025 budget. **Motion** to approve an increase of \$50.00 to the single-family wall home dues for the proposed 2025 budget in order to build a reserve for wall maintenance made by President Soriano and seconded by Secretary Senra.

V. New Business

a. Next year we will need to look at wall repairs around the townhomes

b. Pressure cleaning of curbs and the mailbox area will be necessary.

c. Board Member DiPalo is resigning from the board as of January 2025. A solicitation for new members will once again be made at the annual meeting.

d. Next HOA Meeting – The Annual Meeting will be on November 13, 2024.

VI. Adjournment 9:25 pm