

# Miami Lakes Lake Cynthia HOA, Inc. Annual Meeting

Wednesday, November 8, 2023, 7:30pm

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

**Absent:** Yesenia Moncada – Treasurer

- I. Sign-in 7:35pm
- II. **Approval of 10-26-23 Minutes – Motion** to approve the 10-26-23 Board Meeting minutes made by Secretary Senra, seconded by Vice President Tobchi.
- III. **Chairperson’s report**
  - a. **Introduction of Board Members** – Each board member introduced themselves to the attendees.
  - b. **Determination of Quorum** – only Treasurer Moncada was absent.
  - c. **Association Website: lakecynthia.com** – President Soriano reminded everyone to utilize the website, especially now that all communications are done electronically.
  - d. **Neighborhood Special Taxing District** – This is the area behind the guard gate where Lake Cynthia is located. It is shared by over 800 homeowners.
    - Guard gate maintenance – new landscaping has been installed.
    - Installation of LPR cameras – the cameras were connected last Friday and are now functioning.
    - Fobs are still available for gate equipment – contact the town to replace a lost fob.
- V. **Treasurer’s Financial Report**
  - a. **The status of 2023 Operating Budgets, Reserves and Proposed 2024 Budgets** –Reviewed by President Soriano in Treasurer Moncada’s absence.
- VI. **Townhome Paving Project Presentation** – Presented by Vice President Tobchi.
  - An arborist will assist with the cutting of the roots.
  - New curbs will be installed, 8 inches deep.
  - New parking bumpers will be installed and should not be painted.

- The project should take 3-4 weeks, during that time, homeowners will need to park on the street.
- Once the project is done it will be one week before you can drive or walk on it.
- The project cannot begin until all the money is collected.

**VII. Special Assessment** – The Board will vote on the adoption of a townhome special assessment in the amount of \$102,500.00 and on using Townhome Reserves to reduce the amount to \$82,800.00. Each lot will be assessed \$2300.00 to be paid in 2 consecutive installments of \$1150.00, due on January 15, 2024 and February 15, 2024. – A unanimous vote was taken via email.

**VIII. New Business**

- Dallas Gory wants to decorate the entrance to the development for the holidays. She bought lights and asked for 4 volunteers to donate a poinsettia plant each.

**IX.** Adjournment 9:00 pm