

Miami Lakes Lake Cynthia HOA, Inc.
Board of Directors
Zoom Meeting – Thursday, March 14, 2024, 7:30pm

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

Absent: Fred Senra – Secretary

- I. Sign-in 7:55pm
- II. **Approval of 11-8-23 Minutes – Motion** to approve the 11-8-23 Board Meeting minutes made by President Soriano, seconded by Vice President Tobchi.
- III. **Chairperson’s report**
 - a. **State of Florida Filing** – HOA’s must file with the state by May. Miami Lakes Lake Cynthia HOA has filed for 2024.
 - b. **Commencement of Paving Contract** – Vice President Tobchi will request a copy of the contractor’s liability Insurance and a target start date of April 22nd.
 - c. **Notification of Residents** – An in-person meeting with the contractor, HOA board and townhome residents will be scheduled for April 10th at 7:30pm at the Mary Collins Center.
- V. **Treasurer’s Report**
 - a. **Status of Operating Account** –Treasurer Moncada provided budgets for January and February 2024. **Motion** to approve the 2024 Proposed Budget presented at the Annual Budget Meeting in November made by Board Member DiPalo, seconded by Vice President Tobchi.
 - b. **Status of Special Assessment** – Treasurer Moncada was confident the special assessment would be fully collected by the end of March.
 - c. **Planning of Annual Dues invoices** – The annual dues invoices will be sent out on April 16th this year instead of March, due to collecting of the special assessment.
- VI. **New Business**
 - a. A small refund was received for Insurance.
 - b. A discussion took place of homeowner violations, specifically those not requesting authorization to make changes to the exterior property.
 - c. Next HOA Meeting – April 10th
- VII. Adjournment 9:40 pm