

Miami Lakes Lake Cynthia HOA, Inc. Board of Directors

Zoom Meeting – Thursday, April 13, 2023, 7:30pm

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

- I. Sign-in 7:35pm
- II. **Approval of 1-11-23 Minutes – Motion** to approve the 1-11-23 Board Meeting minutes via email, made by President Soriano, seconded by Vice President Tobchi.
- III. **Chairperson’s report**
 - a. **Notice of rate increase by Aquagenics** – Letter received from Aquagenics advising the monthly rate will increase to \$321.00 effective May 1, 2023.
 - b. **Towing Issues (TH Community)**
 - The Lake Carol resident parking in our guest space was towed after several warnings. He has not parked there since.
 - President Soriano and Vice President Tobchi are the only members authorized to call for towing.
 - c. **Status of community paving proposals (TH)**
 - Vice President Tobchi is waiting for a 3rd proposal to come in.
 - The two proposals that were received were very far apart in price.
 - Looking into the possibility of adding additional drains.
 - d. **Status of mailbox replacement (TH)**
 - Secretary Senra has not been able to get mailbox replaced but will call Pilar and work with her.
 - e. **Miami Dade County HOA registrations**
 - The Board and the HOA is now public information.
 - We are still pending submitting the financial statement of assets and liabilities. President Soriano is working on this.
 - The update with the county is done yearly.
- V. **Treasurer’s Report**
 - a. **Financial Report as of March 31, 2023** – presented by Treasurer Moncada.
 - b. **Status of annual dues collection**
 - 21 owners still have not paid.
 - Anyone who hasn’t paid after 90 days will be sent to collection.

- **Motion** to send a warning letter by May 31st to whoever hasn't paid made by President Soriano and seconded by Vice President Tobchi.
- c. **Reserve account update 2022** – presented by Treasurer Moncada.
 - General Funds - \$5,542.00
 - TH Capital Improvements - \$15,638.42
 - Lake Capital Improvements - \$27,917.93
 - WH Capital Improvements - \$520.45
 - **Total - \$49,618.80**

VI. New Business

- The Oak trees need to be trimmed this year. President Soriano requested to have them trimmed before Hurricane Season.
- Next meeting will be in July.

VII. Adjournment 9:10 pm