

**Miami Lakes Lake Cynthia HOA, Inc.**  
**Board of Directors**  
**Zoom Meeting – Thursday, May14, 2024, 7:30pm**

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

- I. Sign-in 7:36pm
- II. **Approval of 3-14-24 Minutes – Motion** to approve the 3-14-24 Board Meeting minutes made by President Soriano, seconded by Vice President Tobchi via email. No minutes taken at the informal 4-10-24 Paving Contract Meeting.
- III. **Chairperson’s Report**
  - a. **Tax Return** – President Soriano will complete this weekend.
  - b. **Lake Maintenance Repair** – A photocell was replaced in one of the fountains and the \$300.00 payment has been made.
- IV. **Vice President’s Report**
  - a. **Status of Paving Project** –
    1. We are in the process of hiring an architect, who takes measurements and puts together a job description to pull permits. Once has come out, we are waiting for his quote and still looking to interview another.
    2. Per the town we also need to hire a civil engineer who will determine how the water goes into the lakes and how the asphalt will be removed. Secretary Senra will set-up a meeting with the town Planner and Vice President Tobchi to see if she can assist with a Civil Engineer
    3. Once the town gets the plans they send them to Miami-Dade County for approval.
    4. Before any work can begin, there are two trees that need to be removed and replaced by two homeowners. They will need a permit from the town. Vice President Tobchi will provide the two homeowners with the necessary paperwork they need.

**V. Treasurer's Report**

- a. Status of Operating Account** –Treasurer Moncada is still working on the March and April 2024 accounting. She will provide them as soon as they are completed.
- b. Status of Special Assessment** – All have been paid with the exception of one partial payment.
- c. Status of Annual Dues** – The annual dues invoices were sent out on April 29<sup>th</sup> this year. To date almost 50% has been collected. Last year there were some townhome invoices sent out incorrectly. Once all of this year's dues are collected, a refund check will be issued for the \$2.00 difference to the townhome owners that were affected.

**VI. New Business**

- a.** President Soriano will take over paying Pedro and Aquagenix as she receives the invoices and confirms the work has been done.
- b.** The townhome reserves and the wall home reserves need to be built up to avoid a special assessment for the next time we paint. The annual dues increase to cover this will be reflected in the next annual budget.
- c.** The palm trees will be trimmed in June.
- d.** Next HOA Meeting – A meeting will be scheduled mid-June, date TBD.

**VII. Adjournment 9:00 pm**