

Miami Lakes Lake Cynthia HOA, Inc.

**Tuesday, January 14, 2025
7:30pm**

- I. **Sign in:** Suzanne Soriano – President
Elias Tobchi – Vice President
Yesenia Moncada – Treasurer
Fred Senra – Secretary
Dallas Gory - Board Member
Rosa Barroso - Board Member
- II. **Call to order:** 7:47 pm
- III. **Approval of Minutes** – Motion to approve the meeting minutes by Elias Tobchi; seconded by Suzanne Soriano
- IV. **Chairperson's Report**
 1. Introduction of Board Members - Dallas Gory and Rosa Barroso.
 2. Annual report filing - Will be filed and paid.
 3. Miami Dade County Reporting Due: Will be submitted and paid. Due 1/31/25.
- V. **Vice President's Report**
 1. **Status of asphalt project - Permit** is pending approval. Once approved, start date will be set. 10 day notice will be provided to residents along with instructions provided by company.
- VI. **Treasurer's Financial Report**
 1. **Final 2024 operating budget** - Motion to approve the changes to the 2024 end of year balance sheet. Misc amount of \$46 dollars was added to General Funds. Unused monies in 2024 were allocated to reserves of corresponding budgets.

Pursuant to an audit by Treasurer Moncada , the collection of the 2024 annual dues was short by 598.00 , President Soriano will contact the homeowner.

 2. **Approved 2025 budget** - General maintenance line (line 29) Increase yearly dues TH Lake \$1200, TH Dry lot \$1054, SFH Lake \$246, SFH Wall \$150. Motion to have annual dues letters sent out by 3/17/25 by Rosa Barroso; seconded by Fred Senra.
 3. **Calculations of reserves as of Jan. 1, 2025** - reviewed.
- VI. **New Business**
 1. **Mailbox replacement** - We are pending the proposal. (Denise is obtaining

this)

2. Wall replacement quote - Will be obtained by Elias Tobchi.

VII. Adjournment 8:55 pm