

Miami Lakes Loch Isle Homeowners' Association, Inc.

Board of Directors' Meeting Agenda

Wednesday, October 22, at 7:00 p.m.
Miami Lakes Youth Center 6075 Miami Lakes Dr.

- I. Call to Order
- II. September Meeting Minutes
- III. Reports
 - a. Financial
 1. Qtr./Monthly Budget Report
 2. Special Assessment Budget Report
 - b. Management
 1. Monthly Report
 2. Levy of Fines for Documented Violations
 - c. Committees
 1. Governing Doc Amendment
 2. Road and Drains
 1. Curb Cleaning and Painting Quotes
 2. Tree Removal Update
 3. Asphalt Milling and Overlay Schedule
- IV. Unfinished Business
 - a. Light Poles Retrofitting- Light Sample
 - b. Arborist Evaluation of Community Tree Trimming
 - c. Approved Deck Surfaces and Colors
 - d. Zelle Update
- V. New Business
 - a. Exterior Modifications
 1. Cynthia Quezada
- VI. Open Forum

(Please note: Residents may express concerns for up to three (3) minutes. A manager or member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum (speakers may not transfer their time to others).
- VII. Adjourn

Mailed & Posted on Loch Isle Bulletin Boards: October _____, 2025

Miami Lakes Loch Isle HOA Board Meeting

October 22, 2025

Held at the Miami Lakes Youth Center

Meeting Called to Order: 7:03pm by President Mayra Alonso

Officers and Directors Present: Mayra Alonso (President, Director), Myriam Rodriguez (VP, Secretary, Director), Darlene Watson (Treasurer, Director), and Patty Stanley (Director).

Homeowners in Attendance: Lucia Gomez, Evelia L. Beldzik, Bob Jones, Mark Chariff, Dave Oliver, Marie Colon, and JP Huayamane

Approval of Secretary Minutes:

- September minutes distributed via email. No corrections. **Motion to approve minutes** by Mayra Alonso, seconded by Myriam Rodriguez – **Motion Carried.**

Financial Report:

- 51 homeowners have paid annual assessments
- 100% special assessments paid (with the exception of unit under legal procedures)
- Recurring monthly bills have been paid
- Ocean Bank has generated over \$3000.00 of interest

Management Report:

- Four units out of compliance, one on second notice, three units may be referred to fining committee.

Road/Drains Committee:

- We are now in the pressure washing and painting phase of the curbs. Southern Asphalt quoted the job at \$8500. Our credit (from modification of D Curbs to C Curbs) can be applied towards that job. **Motion to paint curbs in light gray** by Mayra. Darlene and Myriam seconded - **Motion Carried.**
- Cost to repair the cracks of existing curbs is \$3798.50. **Motion to accept cost** by Mayra. Darlene seconded - **Motion Carried.**
- Cracks will be repaired, followed by pressure cleaning and painting of curbs. Paving will begin (weather permitting, paving will be completed prior to the holidays), after both items are completed.

Governing Documents Amendments Committee:

- Pending. Once road restoration is complete, this will be a priority.

Unfinished Business:

- Motion to approve the light fixtures** as seen in printed image and as the model installed on the West side by Mayra. Darlene seconded – **Motion Carried.**
- Arborist will complete an onsite evaluation of trees to determine which, if any, trees need to be trimmed by their owners. This will take place in Jan/Feb. Homeowners will have a timeframe for completing the trimming – which should be prior to rain season (May 2026).
- Options for deck surfaces were discussed again. A picture of epoxy application was shown as installed by a current homeowner. The other option would be a painted surface. **Motion to approve surfaces** by Mayra Alonso. Myriam seconded – **Motion Carried.** Painting Committee led by Myriam will choose 5 colors to bring back to the board in January for approval.

New Business:

- Exterior Modification Approval/s:**
 - Awning for unit on Loch Isle Drive North – 7002
 - Awning for unit on Loch Isle Drive West - 15191

Open Forum:

- Homeowner asked if Greentree road work would be taking place on Monday. Mayra responded yes.

Adjournment:

- Motion to adjourn by Mayra at **7:58 pm**, seconded by Myriam Rodriguez.