

Miami Lakes Loch Isle Homeowners' Association, Inc.

Board of Directors' Meeting Agenda

Wednesday, September 17th, at 7:00 p.m.
Miami Lakes Youth Center 6075 Miami Lakes Dr.

- I. Call to Order
- II. August 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
- IV. Unfinished Business
 - a. Light Poles Retrofitting/Update Estimates
 - b. Town of Miami Lakes Response to Citations: Trash Receptables and Commercial Vehicles
- V. New Business
 - a. Reserve Account
 - b. Arborist Evaluation of Community Tree Trimming
 - c. Zelle Payments
 - d. Approved Deck Surfaces and Colors
 - e. Termites
 - f. Exterior Modifications
- 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: , 2025

Miami Lakes Loch Isle HOA Board Meeting

September 17, 2025

Held at the Miami Lakes Youth Center

Meeting Called to Order: 7:05 pm by President Mayra Alonso

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

Homeowners in Attendance: Evelia L. Beldzik, Bob Jones, Dave Oliver

Approval of Secretary Minutes:

- August meeting minutes distributed via email. No corrections.
- **Motion to approve** by Mayra Alonso, seconded by Patty Stanley. **Motion carried.**

Financial Report:

- **Monthly Budget Report:** Presented by Darlene up to mid-September. All recurring monthly expenses except for the insurance renewals and the **Miami-Dade County Community Registration** fines and registration fees. This registration ordinance was established in 2022 and became effective in 2023 – requiring all Community Associations to register and provide certain information regarding administrative, financial, and structural matters. Registration fees were paid for both last year and the current year and must be paid every year by February 1st.
- **Special Assessment Update:**
 - Permits, tree-related expenses, and initial payments to Southern Asphalt Engineering have been paid. As of **9/17**, the **Money Market Road Assessment account** has accrued **\$2,979.78 in interest**. All units, with the exception of one unit in legal matters, have paid their Special Assessment in full.

Management Report:

- August-September: concentration on landscaping, trash cans and overall appearance.
- Six homeowners have still not complied, and the board has approved to send them to the fining committee.
- Mayra asked Jennifer to please bring her Monthly Inspection excel spreadsheet showing the 1st, 2nd, and 3rd letters warnings and current status.

Road/Drains Committee Report:

- Mayra has been actively overseeing the **curbing crew** to maintain the timeline and ensure identified curbs are appropriately replaced. Progress has been delayed due to **weather conditions**.
- **Tree Removal:** The **Town is still resisting**, pushing for mitigation. Two meetings have taken place with town lawyers;
- **Curb completion is expected the week of 9/22**, weather permitting. **Milling and resurfacing** will follow and updates will be posted on the HOA website.

Unfinished Business:

- **Light Fixtures Replacement:** Replacement of fixtures on 18 light posts can take place **after roadwork and before holidays**. Light fixtures will be white LED fixtures with an arm that will give us the ability to move and angle lighting where needed.
 - **Motion:** Mayra motioned to accept the **\$9,183.96 bid**, using rollover funds. **Seconded by Sherry – Motion carried.**
- **Trash Can and Commercial Vehicle Code Compliance:** Homeowners can contact Code Compliance department of Miami Lakes to report commercial vehicles; this is no longer anonymous (name and address must be provided). One citation has been issued for a commercial vehicle on GT Lane; a hearing was scheduled, pending a second and outcome.
- Trash bins will be monitored to determine “if” they are being continually stored in a place they are visible.

New Business:

Reserve Account – Capital Improvements

- The reserve account is intended to fund future **road sealing** projects, which are expected to occur every **3–5 years**. An **engineer** will be contracted to assess the project scope and cost.
- A **membership vote** will be required to approve establishing reserves; **no work is planned for this year**.
- **Motion:** Mayra motioned to begin obtaining quotes; **seconded by Patty – Motion carried.**

Arborist Evaluation

- **Mr. Fowler**, a certified arborist, will conduct an evaluation of tree trimming needs and potential safety hazards within the community. Quote provided for this service was reviewed.
- A **Prescription Report** will be provided, identifying trees requiring immediate or future trimming.
- Tree trimming will be the **responsibility of individual homeowners**. The HOA will send **formal letters** to units where trimming is required, and the **certified arborist report** will support these notices.
- **Motion:** Mayra motioned to proceed with the evaluation; **seconded by Myriam – Motion carried.**

Zelle for HOA Payments

- Homeowners have requested the option to use **Zelle** for HOA payments.
- To implement this, the HOA must:
 - Create an **official HOA email address**.
 - Link it to the **Loch Isle bank account**.
 - Enable **notifications** for incoming payments.
- **Motion:** Mayra motioned to approve the setup; **seconded by Myriam and Patty – Motion carried.**

Termites

- A homeowner on **North Loch Isle** expressed concern, claiming the HOA is negligent in not treating termite issues.
- **FL Pest Control** was scheduled to inspect:
 - Trees in the **HOA common areas**.
 - Trees on the **homeowner's individual lot** (who raised the concern).
- **Inspection results:** No evidence of termite presence was found in any trees.

Deck Color Approvals

- The Board discussed the need to define a list of **approved deck surface finishes**, including:
 - **Painted surfaces** -At least **two color/code options** from **Sherwin-Williams**.
- The topic will be **revisited at the next board meeting on 10/22**.

Open Forum:

Adjournment:

- Mayra made a motion to adjourn at 8:30pm and was seconded by Myriam. All that were present were in favor.