Miami Lakes Loch Isle Homeowners' Association, Inc.

Board of Directors' Meeting Agenda

Wednesday, September 16, at 7:00 p.m.
Miami Lakes Youth Center 6075 Miami Lakes Dr.

I. Call to Order

II. July Meeting Minutes

III. Reports
   a. Financial
   b. Management
      1. Inspections
      2. Levy of Fines for Documented Violations
   c. Fine Committee
   d. Gov Doc Restatement Committee
   e. Road Committee
      1. Sealcoating

IV. Unfinished Business
   a. Update: Tree Pruning
   b. Update: Rip Rap Walls
   c. Update: Subgrade Settlement, Sinkhole on Greentree

V. New Business
   a. Exterior Modifications

VI. Open Forum
(Please note: Residents may express concerns for up to three (3) minutes. A director or officer of the board may or may not give a brief response. Speakers much observe proper behavior and rules of decorum (speakers may not transfer their time to others).

VII. Adjourn

Posted on Loch Isle Bulletin Boards: , 2026

LOCH ISLE HOA

Board of Director Meeting

Date: September 16, 2026
Location: Youth Center Park Meeting Room

Quorum: Confirmed. Four directors/officers present. Mayra Alonso (P, D) Myriam Rodriguez (VP, Sec, D), Darlene Watson (D, T), Patricia Stanley (D); Sherry Jones (D) - absent

Call to Order: 7:01 pm – President, Mayra Alonso

Recording Disclosure: One member disclosed recording.

Approval of Previous Minutes:

- July minutes no corrections. Motion: Mayra Alonso; Second: Myriam Rodriguez **Motion Carried**

Financial Report:

- Recurring, typical expenses paid; General and Director/Officer Liability Insurance payment due; correction to drain cleaning invoice - overcharged.
- Annual Assessments payments - 2 outstanding

Management Report:

- Concerns with property management and board expectations as well as lack of attendance at Board of Director Meetings were discussed.
- Inspections have focused on lakeside landscaping. Units without landscape or in need of pressure washing/painting have received notices.
- Issues with palm fronds - board emphasized the importance of trimming as the lake service are not responsible

Fine Committee:

- Discussion of unit on North Drive with unapproved and altered entryway. Motion to send 2nd legal notice allowing additional days to revert entryway to its original design – Mayra Alonso; Second: Darlene Watson **Motion Carried**
- Fining Committee reviewed case involving an installation of EV charging station without approval and permits. A fine was recommended and approved.

Gov Document Restatement Committee:

- Governing Documents Committee are working to complete a full restatement of the association's governing documents by April 2027; Tentative membership vote would take place in April 2027
- The committee plans on meeting via Zoom every two weeks and will use the template provided by the attorney

Unfinished Business:

- Sealcoating: Discussion of two existing estimates. Board deferred the final decision until next Board meeting in October to allow further research.
- Tree pruning proposal from Tree Works Management was discussed and reviewed again. Board is considering best way to handle this task (community wide pruning or per unit).
- 2nd sinkhole has developed in Greentree Lane. SAE provided an exploration and repair invoice with a 50% discount to complete job of both sinkholes at the same time. Motion to accept the estimate: Mayra Alonso; Second: Patty **Motion Carried**

Unfinished Business:

- **Exterior Modifications – roof replacement on Loch Isle West, impact windows and doors on Loch Isle West, and back terrace awning replacement on Loch Isle North; Mayra Alonso motioned to accept modifications/replacements; Second: Patricia Stanley - Motion Carried**
- Greentree Lane application for an entryway beam replacement was denied. The consent of the adjacent unit is required. Mayra Alonso motioned to deny replacement until consent is received; Second Myriam Rodriguez -. **Motion Carried**

Adjournment:

- Motion to adjourn at 8:10 pm: Mayra Alonso; Second: Myriam Rodriguez

These minutes are a summary of actions taken by the Board of Directors and are not intended to be a verbatim transcript of the meeting.

Certification:

I hereby certify that the foregoing minutes are a true and correct record of the proceedings of the Board of Directors meeting of the Loch Isle Homeowners' Association

Secretary: Myriam Rodriguez

Date: 10/19/26