

Miami Lakes Loch Isle HOA Special Assessment Meeting
February 20, 2025
Held at the Miami Lakes Youth Center

Call to Order: The meeting was called to order by David Menendez, New Horizons Property Management at 7:11 pm.

Officers and Directors present: Mayra Alonso, Myriam Rodriguez, Darlene Watson, David and Jennifer from New Horizons Property Management Solutions

Homeowners in attendance: Bob and Sherry Jones, Candy Herlth, Evilia Beldzik, Florentino Obeso, Irene Obeso, Maria del Llano, Adrienne Chiron, Jorge Alvarez, Lucia Gomez, M. Ortega, Carmen Rivero, Armando Garcia, Nilda Garcia, Gretchen Bowen, Gloria Ubeda, Onesimo Hernandez, Dave Oliver, Esther Cue, David Gonzalez, Pedro Pedrazzoli, David Matykiewicz, Barbara G, Maria Aguirre, Marco Di Piazza, Helen Fleitas, Jaime Montenegro, Lourdes Nicola, Genaro Garmendia, Justo Rey, Isis Piloto, Ed Pawley, Patty Stanley, Paula Liu, Tod Edmondson

Disclosure of Audio or Visual Recording: Candy Herlth recorded the meeting on her smart phone.

Discussion of Special Assessment Proposal:

- Mayra described past efforts (beginning in 2021) for road restoration, described repairs made in the past and currently, and insurance requests for repairs prior to renewal. Currently roads are unsafe and restoration is needed to prevent accidents, reduce liability risks and to maintain insurance coverage.
- Yanko Novo was granted the floor for a question & answer session from the homeowners. Questions and concerns included: tree roots, the possibility of curbs being damaged by trucks, maintaining correct slopes for drainage, preparing front of homes for milling (i.e. removing planters), and schedule for road work.
- Moving forward a schedule and budget for maintenance every 3 -5 years should be established.
- The proposal included: Cost of project -\$311,600.00; Proposed assessment amount per unit - \$3,800; and payment schedule – 4 payments of \$950.00 from March – June or one total payment of \$3,800 in March.
- Once 90% of funds are collected work will begin.
- Any remaining funds will require a vote from the homeowners to determine their future use or whether a refund should be issued.
- Mayra proposed moving the Annual Assessment due date to September and allowing payment in two (2) installments (September and October). A motion to approve the Annual Assessment payment schedule as presented by Mayra was made and seconded by Myriam.

Vote:

- **In favor – 56**
- **Against – 13**
- **Motion carried**

Next Steps:

- Mayra will finalize the special assessment details and send official notices to all unit owners by end of following week – February 26, 2025.

Adjournment: The meeting was adjourned at 8:45pm.