

Miami Lakes Loch Isle HOA Board Meeting

Date: March 18, 2026

Location: Miami Lakes Youth Center

Call to Order: 7:02 pm - President Mayra Alonso

Officers and Directors Present: (5) Mayra Alonso (P, D), Myriam Rodriguez (VP, Sec, D), Darlene Watson (D, T), Sherry Jones (D) Patty Stanley (D) **Absent:** (0) Jennifer (New Horizon)

It was noted that no one present was recording the meeting.

Approval of Previous Minutes:

- **Motion to approve the minutes of the January meeting.** Motion: Mayra Alonso; Second: Darlene Watson. **Motion Carried.**

Financial Report:

- Recurring, typical expenses paid
- Discussion about increasing annual assessment to cover rising costs and maintenance needs

Management Report:

- Management report was presented. Thirteen violations - mainly overgrown palm fronds, moldy walls.
- Board reviewed fining process: enforcement of immediate violation for unapproved exterior modifications
- New homeowner given time to address pending violations
- Levied one unit for fines regarding windows installed without ARC approval; emphasized importance of consistent enforcement

Governing Documents Amendments Project:

- Board discussed legal firms for governing document restatement. **Motion to remove Basulto Robbins & Associates and engage Ampere;** Motion: Mayra Alonso; Second: Sherry Jones. **Motion Carried.**

Road and Drain Committee:

- Board discussed timing for road curing and seal coating. Seal coating proposals reviewed- board will wait to select a vendor until closer to project date for updated pricing. No action required.
- Curb paint matching issues discussed- **Motion to standardize using Sherwin Williams.** Motion: Mayra; Second: Myriam Rodriguez. **Motion Carried.**

Unfinished Business:

- Arborists provided a report- approx. 60 of 146 trees need trimming before hurricane season, mostly oaks. Concerns over improper pruning by non-certified individuals- board to strongly recommend certified arborists and consider sending out a recommended vendor list with compliance letters. Letters to go out with deadlines before storm season. No action required.
- Board acknowledged that funding reserves require a two-third membership vote. **Motion to proceed with the reserve study for planning purposes; timing of reserve voting to be determined following homeowner education and further evaluation.** Motion: Mayra Alonso; Second: Darlene Watson. **Motion Carried.**

New Business:

- Vendor Contract Renewal:
New Horizon: **Motion to continue with New Horizon.** Motion: Mayra Alonso; Second: Patty Stanley. **Motion carried.**
Global Pest Control and Landscape Service: Concern over the timing and completeness of visits- suggestion to appoint a point person to monitor contract fulfillment. **Motion to continue with Global.** Motion: Sherry Jones; Second - Darlene Watson. **Motion carried.**
Lake Drs/Cascade Fountains: **Motion to terminate Lake Drs and Cascade.** Motion: Mayra Alonso; Second- Sherry Jones. **Motion Carried.**
- New committee- Board agreed to start a Welcome Committee
- Discussion on Estoppel Fees. **Motion to raise fee from \$50 to \$200.(plus \$100 rush and \$200 for delinquent)** . Motion: Mayra Alonso; Second - Myriam Rodriguez. **Motion carried**
- Website Hosting: **Motion to renew GoDaddy Website Hosting:** Motion: Mayra Alonso; Second -Sherry Jones. **Motion Carried.**

Open Forum:

- Discussion about the purpose and limits of background checks for tenants and buyers- board can require applications and background checks for tenants and buyers if amended in document, but cannot deny buyers
- Suggestion to offer flexible installment options for future annual and special assessments.

Adjournment:

- **Motion to adjourn meeting at 9:10 pm.** Motion: Mayra Alonso; Second Sherry Jones. **Motion Carried.**

**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: _____

Date: _____