

MIAMI LAKES LOCH ISLE HOMEOWNERS' ASSOCIATION, INC.

May 2, 2025

Dear Member of Miami Lakes Loch Isle Homeowners Association, Inc.:

The Annual Meeting of the Association will be held on **Monday, May 19, 2025, at 7 pm at the Miami Lakes East Park Youth Center, 6075 Miami Lakes Drive E, Miami Lakes, FL 33014.**

Sign-in for the Annual Meeting will begin at 6:45 p.m. at the above-referenced meeting location. There will be two (2) meetings scheduled for Monday, May 19, 2025:

- i) Annual Meeting of the Association; and
- ii) Organizational Meeting of the Board of Directors.

Enclosed please find notices for these two (2) meetings.

The Members will be electing people to fill **five (5)** Board Member positions on the Board of Directors of the Association at the Annual Meeting.

Proxies will be utilized for the election of Board Members. If you will not be able to attend the meeting and appoint a proxy holder (other than the resigning members of the Board), your proxy holder may cast your vote; the resigning members of the Board will not vote for you. The nomination and election of the Board Members will take place at the Annual Meeting. Please note that if you plan to be nominated for a Board Member position and you will not be present at the Annual Meeting, then the person nominating you should bring a letter of acceptance signed by you in order for your nomination to be recognized. Each nominated Member wishing to run for a Board Member position will have the opportunity to make a brief presentation at the Annual Meeting. The election of Board Members shall be by written ballots.

In the event you wish to appoint a proxy holder, the enclosed Limited Proxy must be signed by the designated Voting Member, as explained below. If you appoint a proxy holder and later decide that you will be able to attend the Annual Meeting in person, you may withdraw your Limited Proxy when you register at the Annual Meeting.

Instructions for Completing the Limited Proxy

1. Fill in your Lot number and/or address.
2. If you wish to appoint a proxy holder (other than the resigning members) fill in the name of your designated proxy holder in the space provided. (Be sure that your proxy holder will be attending the Annual Meeting).
3. Date the Limited Proxy.

4. The Limited Proxy must be signed by the designated Voting Member or by the owner(s) of the Lot.
5. Mail the Limited Proxy and Certificate of Voter Designation (if applicable) to Miami Lakes Loch Isle Homeowners' Association, Inc., c/o New Horizons Property Management, 14411 Commerce Way, Ste 316, Miami Lakes, Florida 33016 by May 12, 2025, or have your proxy holder bring such Limited Proxy and Certificate of Voter Designation (if applicable) with him or her to the Annual Meeting.

The enclosed Certificate of Designation of Voting Member ("**Voting Certificate**") is for the purpose of establishing the party who is authorized to vote for a Lot owned by a corporation, partnership, trust or other entity. A person casting a vote for a Lot shall be presumed to have the authority to do so unless the President or the Board of Directors is otherwise notified.

If you have any questions regarding these procedures, please contact the Community Association Manager, David Menendez, at (786) 391-0087.

THANK YOU FOR YOUR ASSISTANCE IN CONDUCTING THE BUSINESS OF THE ASSOCIATION.

THE BOARD OF DIRECTORS

DATED this 2nd day of May 2025

**NOTICE OF ANNUAL MEETING OF MIAMI LAKES LOCH ISLE HOMEOWNERS'
ASSOCIATION, INC. (THE "ASSOCIATION") AND ORGANIZATIONAL MEETING OF
THE NEW BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN that the **Annual Meeting and Organizational Meeting of the Association** will be held on **Monday, May 19, 2025 at 7:00 p.m. at the Miami Lakes East Park Youth Center, 6075 Miami Lakes Drive E, Miami Lakes, FL 33014**. Sign-in for the Annual Meeting will begin at 6:45 p.m. at the above-referenced meeting location.

AGENDA FOR ANNUAL MEETING

Such order may be waived in whole or in part by direction of the chairman.

1. Call to Order by President;
2. Appointment by the President of a Chairman of the Meeting (Who Need Not Be a Member or a Director);
3. Proof of Notice of the Meeting or Waiver of Notice;
4. Establishment of a Quorum;
5. Nominations for the Board of Directors;
6. Presentation by Candidates (2 minute time limit for each Candidate);
7. Election of Directors;
8. Adjournment.

Immediately following the Annual Meeting, an Organizational Meeting of the new Board of Directors will be convened.

AGENDA FOR BOARD OF DIRECTORS - ORGANIZATIONAL MEETING

Such order may be waived in whole or in part by direction of the presiding officer.

1. Call to Order;
2. Establishment of a Quorum;
3. Proof of Due Notice of Meeting;
4. Reading and Disposal of Any Unapproved Minutes;
5. Election of Officers;
6. Unfinished Business – *please see attached*
7. New Business – *please see attached*
8. Adjournment.

DATED this 2nd day of May, 2025.

THE BOARD OF DIRECTORS

**MIAMI LAKES LOCH ISLE HOMEOWNERS' ASSOCIATION, INC. (THE
"ASSOCIATION")**

LIMITED PROXY

The undersigned Owner(s) or their Voting Member, for Lot _____, Block _____ of (*name of plat*), _____ also known as (*address*) _____, hereby appoint(s) _____ (*insert name of proxy holder*), as my true and lawful Proxy with powers of substitution as my proxy holder to attend the Annual Meeting of the Association to be held on **Monday, May 19, 2025 at 7:00 p.m. at the Miami Lakes East Park Youth Center, 6075 Miami Lakes Drive E, Miami Lakes, FL 33014**. The proxy holder named above has the authority to appear on my behalf for purposes of achieving a quorum and voting. My proxy holder's authority is limited as to establishing a quorum and voting.

DATED this _____ day of _____, 2025.

Signature(s) of Owner(s) or the Designated Voting Member

Print Name: _____

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxy holder if they wish to appoint a substitute proxy holder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the Limited Proxy set forth above.

DATED this _____ day of _____, 2025.

PROXY SIGNATURE

THIS LIMITED PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE LIMITED PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

CERTIFICATE OF DESIGNATION OF VOTING MEMBER

To the Secretary of MIAMI LAKES LOCH ISLE HOMEOWNERS' ASSOCIATION, INC. (the "**Association**")

If a Lot is owned by a corporation, partnership, trust or other entity, the person entitled to cast the vote for the Lot shall be designated by a certificate signed by a person entitled to execute a conveyance of the entity's property and filed with the Secretary of the Association.

THIS IS TO CERTIFY that the undersigned, constituting all of the record Owner(s) of the property located at _____ (the "**Lot**"), has/have designated _____ (Name of Voting Member) as their representative to cast all votes and to express all approvals that such Owner(s) may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Covenants and Restrictions for Miami Lakes Loch Isle Homeowners' Association, Articles of Incorporation of the Association, and By-Laws of the Association.

PRINT THE NAME OF THE ONE INDIVIDUAL WHO SHALL VOTE THE VOTING INTEREST OF THE LOT, AND NO ONE ELSE. THIS FORM IS NOT A PROXY.

This Certificate shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED this day 2nd day of May, 2025.

SIGNATURE(S) FOR OWNER(S)

By: _____

Print Name: _____

Title: _____

NOTE THAT IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR DESIGNEE, YOU DO NOT NEED TO FILE A NEW VOTING CERTIFICATE

Miami Lakes Loch Isle Homeowner Association
c/o New Horizons Property Management Solutions
14411 Commerce Way Suite 316
Miami Lakes, Florida 33016
Phone# 786-391-0087
Info@newhorizonspropertymgmtsolutions.com

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA

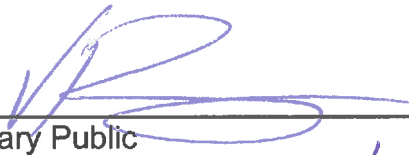
COUNTY OF Miami Dade

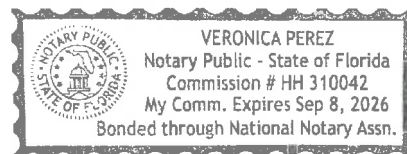
The undersigned Secretary of the Association, being first duly sworn, deposes and says that notice of the annual membership meeting was mailed or hand delivered to each parcel owner at the address last furnished to the Association in accordance with the requirements of Section §720.306(5), Florida Statutes, at least fourteen days prior to the annual meeting.

Dated this 5th day of May 2025

By: 
Jennifer Acosta, Account Manager

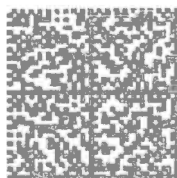
The foregoing Affidavit was acknowledged before me on this 5th day of May 2025 by Jennifer Acosta, the Account Manager of Miami Lakes Loch Isle Homeowner Association.

 Veronica Perez
Notary Public
My Commission Expires: 9/8/26





14411 Commerce Way, Suite 316
Miami Lakes, FL 33016
Ph: 786.381.0087



FP **US POSTAGE**
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First-Class - IMI
ZIP 33016
05/05/2025
036B 0011824522

FROM: MIAMI LAKES YOUTH CENTER, 6075 MIAMI LAKES DRIVE, MIAMI LAKES, FL 33016

The Annual Meeting of the Association will be held on **Monday, May 19, 2025** at **6:45 p.m.** at the **Miami Lakes East Park Youth Center, 6075 Miami Lakes Drive, Miami Lakes, FL 33016.**

Sign-in for the Annual Meeting will begin at 6:45 p.m. at the Miami Lakes East Park Youth Center. There will be two (2) meetings scheduled for Monday, May 19, 2025.

Miami Lakes Loch Isle Homeowners' Association, Inc.

Organizational Meeting Agenda

Monday, May 19th, at 7:00 p.m.

Miami Lakes Youth Center 6075 Miami Lakes Dr.

- I. Call to Order
- II. Establishment of Quorum
- III. Proof of Due Notice of Meeting
- IV. Reading and Disposal of any Unapproved Minutes
- V. Election of Officers
- VI. Reports
 - a. Financial
 - 1. Qtr./Monthly Budget Report
 - 2. 2025-2026 Budget Adoption
 - b. Management
 - c. Committees
 - 1. Road Restoration
 - a. Assessment Collection Update
 - b. Arborist Report
- VII. Unfinished Business
 - a. Mailbox Lighting Estimates
 - b. EVCS Rules & Regulations
- VIII. New Business
 - a. No Fishing Signs
 - b. Legal Matters
 - c. Exterior Modification Reviews
 - d. East Light Post Repair Estimates
- IX. 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).)
- X. Adjourn

Mailed & Posted on Loch Isle Bulletin Boards: May 2, 2025

Miami Lakes Loch Isle HOA Annual Meeting

May 19, 2025

Miami Lakes Youth Center

Call to Order: Meeting was called to order at 7:02pm by President Mayra Alonso

Roll Call - Officers and Directors Present: Mayra Alonso, Myriam Rodriguez, Darlene Watson, and David and Jennifer from New Horizons Property Management Solutions

Homeowners in Attendance: Justo Rey, Javier Rey Soto, Candance Herlth, David Oliver, Andrea Florian, Douglas Foley, Mark Chariff, Patricia Stanley, Adrienne Chiron, Doug Foley, Gretchen H. Bowen, Evelia Beldzik, Irene Obeso, Florentino Obeso, Anthony Dieguez, Andrea Florian, Miriam Lalama, Lisa Hasselman (proxy), Sherry Jones (proxy)

Disclosure of Audio or Video Recording: No disclosures of audio or video recording were made by any of the members present.

Call for Nominations from the Floor: Patricia Stanley and Sherry Jones submitted via proxy

Determination of Quorum: A quorum of the membership for the purpose of electing the 2025–2026 Board of Directors was **not met**, with only eighteen (20) members in attendance (including proxies).

Board of Directors for 2025-2026: In accordance with Florida Statutes, and due to the lack of quorum, the **current Board of Directors will remain in service by acclamation.**

Adjournment: Mayra motion to adjourn the meeting at 7:14 pm; Myriam seconded.

Miami Lakes Loch Isle HOA Organizational Meeting

Date: May 19, 2025

Time: Meeting called to order at 7:15 PM, following Annual Membership Meeting

Location: Miami Lakes Youth Center Park

Call to Order: The meeting was called to order at 7:15 PM by President Mayra Alonso.

Roll Call: Officers and Directors Present

- Mayra Alonso, President
- Myriam Rodriguez, Vice President & Secretary
- Darlene Watson, Treasurer
- David and Jennifer from New Horizons Property Management Solutions

Homeowners in Attendance: A.Chiron, J. Rey, D. Foley, G. Bowen, E. Beldzick, C. Herlth, P.Stanley, J.Ley-Soto, D. Oliver, I.Obeso, F. Obeso, A. Dieguez, A. Florian, M. Lalama, M.Chariff

Vacant Board Seats: Mayra motioned to fill two (2) vacant board seats with the two (2) candidates that expressed interest in joining the board – Patricia Stanley, nominated from the floor by D. Oliver and Sherry Jones via proxy submitted by E. Beldzik; second by

Election of Officers: The following officers were nominated and elected by motion:

- **President:** Mayra Alonso
- **Vice President & Secretary:** Myriam Rodriguez
- **Treasurer:** Darlene Watson
- **Directors:** Sherry Jones, Patty Stanley

Motion by Mayra, seconded by Darlene; Motion Carried

Approval of Minutes: March minutes distributed via email. No corrections. *Motion to Approve by Mayra, seconded by Darlene. Motion Carried.*

Treasurer's Report

- Myriam presented the financial report through May 18, 2025.
- Mayra presented the proposed budget for FY 2025–2026, including a proposed increase of \$1,000 per unit for wet units and \$900 for dry units, split into two payments (September and October).
Motion to Accept Budget by Mayra, seconded by Darlene. Motion Carried.

Management Report

- David and Jennifer reported that community violations have decreased.
- Final warning issued for a parking violation for West side unit.
- A blue-painted deck on Greentree flagged for review.

Committee Reports

1. **Roads:** Assessment collection is currently 65% complete; 90% needed before work can begin (expected late July). **Arborist Report:** 146 trees total; 9 require removal. Will regroup in June to address this issue with affected homeowners and determine best course of action.

Unfinished Business

- **Mailboxes & Community Lighting:**
 - Choose **GR Electrical Service** for lighting (\$3,400).
 - *Motion by Mayra Alonso, seconded: Darlene Watson. Motion Carried.*
- **Mailbox Cement Pathway:**
 - Approved \$1,070 for labor and materials.
 - *Motion by Mayra Alonso, seconded: Myriam Rodriguez. Motion Carried.*
- **EV Charging Stations:**
 - EVCS Rules & Guidelines reviewed by attorney. Presentation and discussion of guidelines.
 - *Motion to adopt by Mayra Alonso, seconded: Myriam Rodriguez; Motion Carried*
- **Fishing Signage:**
 - Estimate: 2 poles (\$150) and signs (\$55). Will revisit design and placement in June.

New Business

- **Legal Matters:**
 - A homeowner raised concerns about proxies and special assessment procedures. The board agreed the attorney can respond via email and costs would be incurred.
 - *Motion by Mayra Alonso, seconded: Darlene Watson. Motion Carried.*
- **Exterior Modification:**
 - Approval granted for Andrea's full entrance door modification (all paperwork completed).
 - *Motion by: Mayra Alonso, seconded: Patty Stanley; Motion Carried.*
 - *Discussion about increased exterior modifications without board approval and moving from courtesy letters to immediate violation with intent to fine.*
- **East Side Lighting:**
 - Estimate received for \$3,800 (includes 150-ft trench and wiring).
 - Will revisit in June after obtaining a second estimate.
- **Reserves:**
 - Establishing reserves would be prudent. Would require membership vote. Need to establish future funding for road repairs and maintenance. This would earmark monies only to be used for roads.
 - Emergency account is for weather contingencies and other unforeseen repair and maintenance items.

Open Forum

- Suggestion to simplify fishing signs and reduce cost.
- Homeowner asked how often the management company inspects the community: Answer—twice per month, once with Mayra.
- Concern raised about trash left on the curb for too long and trash bins left outside.
- Adrienne noted that trees **outside** the perimeter wall are now the responsibility of individual homeowners for trimming.

Adjournment

Motion to Adjourn by Mayra Alonso, seconded by Myriam Rodriguez; Motion Carried.

Time: 8:29 PM