

Miami Lakes Loch Isle Homeowners' Association, Inc.

Board of Directors' Meeting

Wednesday, May 27th at 7:00 p.m.
Miami Lakes Youth Center - 6075 Miami Lakes Dr.

- I. Call to Order
- II. Establishment of Quorum
- III. Annual & Organizational Meeting Minutes
- IV. Reports
 - a. Financial
 - 1. 2026-2027 Budget Adoption
 - b. Management
 - 1. Violations Levies
 - c. Committees
 - 1. Road Restoration
 - a. Update and Next Steps
- V. Unfinished Business
 - a. Reserve Study Report
 - b. Gov Doc Restatement
 - c. Arborist Tree Risk Assessment Update
- VI. New Business
 - a. Community Trespassers
 - b. Exterior Architectural Elements: Side Paneling, Soffit, Front Entrance
 - c. Exterior Modification Reviews
- VII. 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)).
- VIII. Adjourn

Mailed & Posted on Loch Isle Bulletin Boards: May , 2026

LOCH ISLE HOA

Board of Director Meeting

Date: May 27, 2026

Location: Youth Center Park Meeting Room

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

Call to Order: 7:02 pm – President, Mayra Alonso

Recording Disclosure: One member disclosed recording.

Approval of Previous Minutes:

- **Motion to approve the minutes of May 18th annual minutes** as distributed. Motion: Mayra Alonso; Second: Patricia Stanley. **Motion carried.**
- May 18th Organizational minutes corrected: title updated (both were labeled 'annual'). Motion: Mayra Alonso; Second: Sherry Jones. **Motion carried.**

Financial Report:

- Recurring, typical expenses paid
- 2026–2027 budget presented at \$97,900 total, with monthly assessment set at \$1,200 a year for wet lots and \$1,100 for dry lots. Payable in two installments: \$600 in July and \$600 in September. Motion to approve budget as presented: Mayra Alonso; Second: Darlene Watson. **Motion carried.**

Management Report:

- Violation Levies: Motion to forward 7030 LIDN, 7028 LIDN, and 15312 LIDE to Fining Committee. Motion: Mayra Alonso; Second: Sherry Jones **Motion carried**

Road and Drains:

- **Sealcoating:** Quotes came in at approximately \$29,000. Remaining road project funds (~\$27,748–\$28,000 with interest) are expected to cover the cost with a minimal gap (~\$1,000). Preference is to continue with Southern Asphalt Engineering due to established relationships. No action taken.
- FPL cut the newly restored roads during a power outage at East side; FPL is expected to pay for those repairs. SAE will propose work and cost for consideration. No action taken.

Unfinished Business:

- **Reserve Study Report:** Report reviewed; discussion on beginning an education and outreach campaign this summer toward a future membership vote. No action taken.
- **Gov Doc Restatement:** Volunteers identified: Javier Ley Soto, Anthony Dieguez, and Vito De Verde. Mayra will participate as a board member. Committee meetings must be noticed and minutes must be taken. Open to membership attendance. No action taken.
- **Arborist Tree Risk Assessment Update:** Obtain a third arborist estimate for ~70 community trees; refine coordinated trimming approach including prepayment structure. No action taken

New Business:

- **Community Trespassers:** Discussion about installing cameras on north/south/east entrance light posts with visible 'Surveillance' signage as a deterrent for trespassers. Complexity noted around town-owned park areas (Green Tree Lane Park). Mayra to gather electrician and vendor pricing. Proposal to restrict lake fishing to residents only will be considered during document restatement.

- **Exterior Architectural Elements:** Side Paneling, Soffit, Front Entrance: Locate and send Rick Barrera's written comments on Hardie board vs. T1-11 panel implications to the board; consider adding vendor/material guidance to the HOA website. Unit with front entrance ceiling modification discussed. Motion for attorney to send north side unit formal letter about exterior changes without board approval. Motion: Mayra; Second: Darlene Watson **Motion carried**
- Exterior Modification Reviews: 15183 LIDW (artificial turf – with conditions), 15313 LIDW (artificial turf), 15311 LIDW (artificial turf), 7026 LIDN (landscape/turf/stepping stones + gate/door change), 7014 GTLN (roof), 7002 LIDN (side paneling). Action taken: Modification requests approved.

Adjournment:

- Motion to adjourn at 8:57pm Motion: Myriam Rodriguez ; Second Mayra Alonso **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: *Myriam Rodriguez*

Date: 6/19/2026