

**Bonita Lakes Property Owners Association, Inc**  
**Annual Meeting**  
**Monday, October 25, 2004, 7:00 p.m. at The Clubhouse.**

**The Minutes**

The meeting was called to order by Bob Flanagan at 7:00 p.m.

The number of proxies and registered homeowners in attendance was 28, not enough to establish a quorum. A total of 103 proxies/homeowners present are required to conduct business that requires the vote of the community.

MOTION – Stevens/Clinton: to adjourn the annual meeting. PASSED UNANIMOUSLY.

**Budget Meeting**

**Board Members Present:** Bob Flanagan, Gary Clinton, Ken Stevens, Chris Sharp, and Malena Calle. Quorum was established by count.

The meeting was called to order by Bob Flanagan at 7:02 p.m.

Gary Clinton, treasurer, explained the proposed budget changes and rationale for the increase in assessment fee from \$142.00 to \$156.00 per month beginning December 26, 2004. As a result of this increase and other adjustments to our current budget, our association will be financially stable and fully funded as to reserves in 48 months. This will be quite an accomplishment, considering the fact that the Board of Directors took over the association with no reserves.

There was discussion regarding the addition of a roving security guard and other maintenance issues.

MOTION – Stevens/Sharp: to accept the budget as proposed. PASSED UNANIMOUSLY.

MOTION – Clinton/Stevens: to adjourn the budget meeting. PASSED UNANIMOUSLY.

Budget meeting adjourned at 7:30 p.m.

**Board of Director's Meeting**

The meeting was called to order by Bob Flanagan at 7:38 p.m.

The term of office of two of our Board members have ended and the positions need to be filled.

MOTION – Sharp/Calle: to invite Mr. Stevens and Mr. Clinton to serve and additional three year term as Board of Directors officers. PASSED UNANIMOUSLY.

Mr. Stevens and Mr. Clinton both accepted graciously.

**Review and approve minutes of previous Board meeting.**

MOTION – Sharp/Clinton: to accept minutes. PASSED UNANIMOUSLY.

MOTION - Stevens/Clinton: to accept minutes of budget meeting. PASSED UNANIMOUSLY.

**Property Management Team Report:** The report was presented and discussed.  
MOTION – Stevens/Clinton: to accept manager’s report. PASSED UNANIMOUSLY.

**Committee Reports: none**

**Interim Board Actions: none**

**Old Business: none**

**New Business:**

- Improvements to lakefront areas – all improvements must be approved by the ACC before any work may begin.
- A petition from the ACC to accept Mr. Teagarden’s resignation and to ratify Mrs. Teagarden as the new member of the ACC was presented.

MOTION – Stevens/Sharp: to accept the petition. PASSED UNANIMOUSLY.

- Mr. Nunez voiced concern over a ficus hedge planted by his neighbor in the front yard. The Board directed the ACC to review the situation and determine if the hedge is encroaching on Mr. Nunez’s property and to help him reach an amicable solution with his neighbor.
- Several homeowners expressed dissatisfaction with the lawn service. All homeowners are asked to notify Al or Tere (at the office or by phone) immediately when any lawn issue occurs so that the situation can be documented and dealt with.

**Comments from gallery:**

- There are problems with timing at the 122 avenue gate. The Board is currently investigating other options and will have a report for the membership at the January meeting.
- Homeowners are concerned about the high cost of clickers and cards for the gates. Our facility code will be changing soon and all clickers will be re-programmed and all cards exchanged. There will be no cost for even exchange of card and re-programming of clickers.
- County law prohibits us from allowing the hedge around the pump station to be any higher.
- We have increased our general liability insurance from one to ten million dollars. We have also increased the insurance on the buildings and property to more adequately cover replacement value.
- Unlicensed, uninsured workers (lawn service workers, electricians, etc.) must not be employed by homeowners, due to liability. Homeowners are urged to be very careful when hiring worker and make sure they carry the appropriate insurance and work permit/license required for the job.

**MOTION – Clinton/Stevens:** to adjourn at 8:31 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,  
Malena Calle  
Secretary  
Bonita Lakes P.O.A