

**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.
EMERGENCY BOARD OF DIRECTORS MEETING
ON DECEMBER 3, 2004 AT 6:00 P.M. AT THE CLUBHOUSE**

MINUTES

Meeting called to order at 6:00 p.m. by Bob Flanagan.

Members present: Bob Flanagan, Kenneth Stevens, and Gary Clinton. Also in attendance was Al Fontana, representing Miami Management.

Quorum was established.

Appeal by Mr. Villalobos to the Board concerning ACC violation (No ACC Approval for placement of fence along lake berm) was discussed. Motion by Kenneth Stevens to deny Mr. Villalobos appeal. Seconded by Gary Clinton. **All in favor. Motion Passed.** Letter will be sent to owner by Management Team.

Appeal to the Board by Mr. Pedro Silva concerning ACC denial of circular driveway request. Item was discussed by the board and by telephone with Chairman of ACC Committee.

Motion by Kenneth Stevens to approve circular driveway, subject to a variance which stipulates the following:

Driveway must not exceed 12' in width. Driveway must intercept SW 124 Ave. Rd. at a perpendicular angle. Seconded by Gary Clinton. **All in favor. Motion Passed.**

Offer by Lennar to pay \$1000.00 per month for the rental of space for billboard along berm at SW 118 Path was discussed. Board would like counter offer made to Lennar. They would like a 3 year contract at \$1000.00 per month, improvements in landscaping and additional language to protect the Association, regarding liability and other legal issues to be included in the agreement.

There being no further business to discuss, the meeting was adjourned at 6:45 p.m.