

**Bonita Lakes Property Owners Association, Inc**  
**Board of Directors Special Meeting**  
**Monday, June 9, 2004, 7:00 p.m. at The Clubhouse.**

**The Minutes**

**Call to order** by Bob Flanagan, Bonita Lakes POA President, at 7:03 p.m.

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

**Homeowners/Residents Present:** Richard Terrelange, Donna Stevens, Winston Lucky.

**Old Business:**

MOTION - Clinton/Stevens: To table old business until the next regular meeting. PASSED UNANIMOUSLY.

**Emergency Business, non-agenda items:**

- MOTION – Clinton/Stevens: to award the contract to Atlantic Windows and Shutters to replace the current second floor glass panels in the clubhouse with impact glass, at a cost of \$5,372.00. PASSED UNANIMOUSLY.
- MOTION – Clinton/Calle: to award the contract to Hurricane Buster Brothers, Inc. to replace current hurricane shutter installation hardware on clubhouse and install hurricane shutters on the guard house at a cost of \$3,695.00. PASSED UNANIMOUSLY.
- MOTION – Clinton/Stevens: to award the contract to Hurricane Buster Brothers, Inc. to install hurricane protection on pool cabana/bathhouse, at a cost of \$963.00. The protective panels will cover both ends of the tunnel, and when closed in the event of a storm, will protect the building and provide storage space for the pool furniture, plants and equipment. PASSED UNANIMOUSLY.
- MOTION – Flanagan/Stevens: to instruct Miami Management to immediately remove the stepping stones leading to the clubhouse gym in preparation for alternate access, and to avoid possible slip and fall accidents. PASSED UNANIMOUSLY.
- MOTION – Clinton/Calle: to award the contract to Inversiones Farina U.S.A., Inc. at a cost of no more than \$3,190.00 to modify existing fence on southwest corner of the clubhouse and create a gate and paved passageway to the gym entrance. PASSED UNANIMOUSLY.
- MOTION – Clinton/Stevens: to award the contract to Inversiones Farina U.S.A., Inc. at a cost of \$480.00 to install a 7' wide X 7' long X 10" high concrete slab to serve as the base for a storage shed to be located on the north side of the clubhouse. PASSED UNANIMOUSLY.
- MOTION – Clinton/Calle: to award the contract to Ted's Sheds at a cost of \$1,100.00 plus tax to install a 6'X6'X6' shed on the slab. PASSED UNANIMOUSLY.
- MOTION – Clinton/Stevens: to authorize Miami Management to have fire alarm panel repaired on an emergency basis. PASSED UNANIMOUSLY.
- MOTION – Clinton/Calle: to authorize Miami Management to purchase emergency equipment such as hand truck, leather work gloves, basic hand tools, chain saw, padlocks, rope, folding roof ladder, etc. PASSED UNANIMOUSLY.
- MOTION – Flanagan/Stevens: to table the issue of the card reader until the next general meeting. PASSED UNANIMOUSLY.
- MOTION – Flanagan/Clinton: to instruct Miami Management to shop around for a lower repair

- quote and table treadmill repair issue until next general meeting. PASSED UNANIMOUSLY.
- 
- MOTION – Clinton/Flanagan: to table asphalt repair issue until next general meeting. PASSED UNANIMOUSLY.

**Comments from gallery:** none

MOTION- Calle/Stevens: to adjourn at 8:43 p.m. PASSED UNANIMOUSLY.

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