

Bonita Lakes Property Owners Association, Inc
Board of Directors Meeting
Monday, June 28, 2004, 7:00 p.m. at The Clubhouse.

The Minutes

The meeting was called to order by Bob Flanagan at 7:10 p.m.

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

Homeowners/Residents Present: Winston Lucky, Donna Stevens, Jose Noy, Melissa and Brett Adams, Melissa and Terry Karr, Barbara Leitberg, Debbie and Ricardo Salan, Suresh Khemiani, Janet Clinton, Leighton Jenkins, Sunday Reams, and Ted Eulitz.

Emergency Business, non-agenda items: none

Property Management Team Report: The following items were discussed:

- status of contracts for hurricane/safety improvements
- emergency roof repair to clubhouse
- camera outage

MOTION – Stevens/Clinton: to accept manager's report. PASSED UNANIMOUSLY.

Treasurers Report:

- Remaining life expectancy of several items in our budget is overestimated.
- We need to build up reserves to cover maintenance and will most likely need to raise association fees by approximately \$10.00 per home next year.

MOTION – Stevens/Calle: to accept treasurer's report. PASSED UNANIMOUSLY.

Committee Reports:

- ACC/VIO committee reminds all residents that, if notified, they are required to attend violation hearings.
- We need 3 volunteers to serve on the security committee. Please contact the president or management team if interested.

Interim Board Actions:

- Procurement of computer system for guardhouse to monitor camera system
- Re-organize office phone system, features and capabilities
- Special meeting June 9th to select and approve hurricane protection, shed, maintenance issues
- Workshop meeting, June 21st, adoption of ACC Protocol and Community Rules and Regulations

Old Business:

- Camera surveillance system discussed
- We will be holding a "dry-run" of hurricane preparedness for clubhouse and pool area. Check the website for the date, all volunteers welcome.

New Business:

- Paypal, our internet based service provider, allows residents to pay association fees on-line. Homeowners who chose to use this service will pay an additional \$5.00 per month. All major credit cards are accepted.
- We need an associate webmaster. Please contact the president if you are interested.
- New rules and regulations adopted on June 21st are available for download from our website.

Comments from gallery:

- Please report any suspicious activity or unauthorized trespassers to the management team immediately. Call the guard at (305)253-5501 or Al and Tere at the clubhouse at (305)253-6280.
- Residents are reminded that they ARE NOT TO FEED THE DUCKS!
- We are currently investigating the purchase of new gate card readers and cards. More information will be forthcoming.

MOTION – Stevens/Calle: to adjourn at 8:25 p.m. PASSED UNANIMOUSLY.

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