

**Bonita Lakes
Board of Directors
January 7, 2005
Minutes**

Members present: Kenneth Stevens, Vice-President, Chris Sharp, Director; Gary S. Clinton, Treasurer

Others present: Al Fontana, Manager, Jose Noy, Communications Inc, Cesar Guemero, Jason Dameron, Hugo Mann, and Alberto Vidal

Vice President Stevens called the meeting was call to order at 6:42 PM.

A motion was made by Gary Clinton and seconded by Chris Sharp to accept the minutes of November 29, 2004. All were in favor.

Jose Noy, of Commutations Inc and also a homeowner distributed a nine document detailing the problems the Property Owner's Association (POA) is experiencing with the camera system. Mr. Noy reported that the cable is broken between the 122 Avenue gate and the clubhouse and that the most likely cause of the break is the work done installing the shed next to the clubhouse. Mr. Noy reports that the cabling is not covered by warranty but has offered to provide two hours of trouble shooting service to identify the problem with any work beyond that billed at \$75 per hour.

Mr. Noy reported there is a second problem with the balancing of the cameras which should be done after the break is identified and fixed. Mr. Noy also answered a series of questions regarding the system, cabling, conduits, focusing problems, and other technical aspects of the system.

A motion was made by Kenny Stevens and seconded by Gary Clinton to authorize the work to get the camera system operational and find the break in the cable. All were in favor.

Mr. Clinton presented a sample of a monthly report that he and the property manager Al Fontana had developed. This report will be distributed to the Board of Directors on a weekly basis. The intent of the report is to improve communications between the Board of Directors and the Miami Management, to provide information on the number of projects being worked on, and to monitor the progress being made towards the completion of each of these projects.

A motion was made by Mr. Clinton and seconded by Kenny Stevens to adopt the weekly management report. All in favor.

Homeowner input:

Mr. Vidal asked the board to consider re-installing the bulletin board at the mailboxes near the 140th Street and 124th Avenue mailbox station.

Mr. Mann asked the board to move the stop sign from the left side of the road at 124th Avenue Road and 135th Terrace to the right side of the road.

Mr. Clinton also directed the manager to correct the street signs at the corner of 122 Avenue and 124th Avenue Road, which now read 124th Avenue Road and 135th Terrace.

The Board of Directors moved to go into executive session at 8:00 PM to discuss legal issues.

The Board of Directors came out of Executive Session at 8:42 PM

A motion was made by Mr. Sharp and seconded by Mr. Stevens "To table any violation coming before the board requiring legal threats or action and any new type violations correspondence made by Miami Management, or any Officer or Director to be reviewed by the association lawyer before any enforcement or legal action is instituted by the POA. All copies of such correspondence should be distributed to Miami Management and all directors. All were in favor.

It was the consensus of the Board to have Miami Management purchase and install a new bulletin board at the 140th Street and 124th Avenue mailbox station.

The meeting was adjourned at 8:48 PM.

Respectfully submitted,

Gary S. Clinton
Treasurer