**LAGO MAR NORTH ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Date: February 9, 2023**

Minutes of the Board of Directors Meeting of the Lago Mar North Association, Miami, Florida, held via Zoom video conference at 6:00pm on the 9th day of February 2023.

1. **CALL TO ORDER**

HOA Secretary, Stephanie Hernandez, called the meeting to order at 6:01 pm.

1. **ROLL CALL OF OFFICERS**

Present: Belkis Barrios, Vice-President; Barbara Gary, Treasurer; Stephanie Hernandez, Secretary

Absent: Angel Garcia, President Madeleine Wolf, Board Member

1. **APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING**

Minutes from annual meeting were not reviewed since they had not been given by Allied yet. Pending minutes, board will review once sent by Allied.

1. **Current Financial Condition**
2. Barbara mentioned the reserve account was missing a transfer for the month of January. Is dealing with Ana from Allied regarding this. Operating checking account = $13,006; Prepayment maintenance fees total $10, 988 of total operating account. Reserve currently has $52,035.00. Barbara mentioned about 10 properties that have a maintenance fee balance of $117. Barbara will reach out to Ana to send out 1st notice.
3. Quote update for resurfacing of community roads is tabled due to Angel’s absence.
4. ACC submissions
   * 16185 SW 72 Terrace – painting of exterior house with same, original color. Motion to approved by Barbara, seconded by Belkis.
5. Discussion of closing out current open violations was made before beginning new violation notices to be sent out. Tamara (present for meeting) volunteered to be on violations committee. Board decided once all open violations were closed, Tamara would be instructed on what violations to look for and will assist the board members in driving around the community and send list of violations to Stephanie to be sent to Allied. List of violations are as follows:
   * Pressure cleaning of roofs / driveways
   * Boats, jet skis or trailers in front yard
   * Needing of exterior paint
   * Messy landscape
   * Broken mailboxes
   * Broken fences
   * Holiday lights/decorations
   * Mechanic work in driveway
   * Piles of garbage in front yard

Stephanie will send Tamara an email with the detailed violations to look for and what information is needed when driving around community.

Belkis suggested to add list of violations in newsletter to inform all residents of our intentions. Also, suggested to have Ana from Allied have community’s mailbox on file for when residents ask.

1. **New business** 
   1. **Addendum to Rules and Regulations**

* Topic was brought up and board members did not see need to update rules and regulations. Will be tabled for next meeting.
* Stephanie will email a copy of the rules and regulations and architectural control manual to board members for initial review.
  1. **New towing company**
* Contract was shared with board members that will be signed once locations of signage is determined.
* Publix side – end of main street and main swales
* Park side – swales on 160th, no overnight parking sign on circle
  1. **Entrance landscaping review options**
* Stephanie will look into entrance designs and contact Contreras landscaping for quote.

1. **Open Forum** – Discussion of issues with residents that have a lake view with fences blocking view and algae/mosquito issue. Master Association has been contacted several times, but not resolution.

Newsletter suggestions – leash law, mailbox information, list of violations

1. **Adjournment**

Meeting adjourned by Stephanie Hernandez, Secretary, at 7:10pm.