**LAGO MAR NORTH ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**February 3rd, 2020**

Minutes of the Board of Directors Meeting of the Lago Mar North Association, Miami, Florida, held at Publix, 16800 SW 88th Street, Miami, Florida, 33196 at 6:00pm on the 3rd day of February, 2020.

**I.** **CALL TO ORDER**

Lago Mar North HOA President, Angel Garcia, called the meeting to order at 6:00 pm.

**II.** **ROLL CALL OF OFFICERS**

Present: Angel Garcia, President; Belkis Barrios, Vice-President; Stephanie Hernandez,

Secretary; Madeleine Wolf, Board Member

Absent: Barbara Gary, Treasurer

**III.** **APPROVAL OF THE MINUTES OF THE BASELINE ASSESSMENT MEETING**

January 14, 2020

Motion by Angel Garcia to defer due to Baseline Assessment Meeting with Basulto Robbins & Associates, LLP being a closed legal meeting, seconded by Stephanie Hernandez, motion carried.

**IV.** **Current Financial Condition**.

Angel Garcia reported on the pending legal fees from the case of Lago Mar North vs. FMNA as of January, 2020:

Board of Directors made a settlement offer of $3,000. Awaiting response from legal team.

**V. New business**

1. Preservation of HOA documents. Discussed with board and answered questions from homeowners. Motion by Angel Garcia to preserve Lago Mar North HOA documents, seconded by Stephanie Hernandez. Approved by majority vote.

\*\*After notifying Basulto Robbins & Associates, LLP of our decision to preserve HOA documents, it was made clear that the agenda needed to be mailed out 14 days prior to meeting, not just posted, to all homeowners notifying of this agenda item. Preservation of HOA motion will be postponed to next HOA meeting.

1. Balance from Basulto Robbins & Associates, LLP. Discussed with board on how best to lower balance. Suggestion by Belkis to pay off bills of closed cases. Approved by majority vote.
2. Discussion of Duties of Board Members. Development of Architectural & Violation Committee will begin with asking for homeowner volunteers.
   * Tamara Batalha – volunteered to assist in putting together exterior paint color chart for board approval.
3. Review and Dispositions of ACC Forms
   * Jessica Padilla, 15971 SW 73 Street, requested approval to paint exterior and remove tree in front yard. The board inspected the colors provided and discussed the removal of the tree and approved both items.
   * Radames Gonzalez, requested approval to install 17 impact windows and doors. The board inspected all plans provided and discussed the windows facing the street that would have a green tint and approved all items.
   * Denis and Kerry James, 7371 SW 161 Street, requested approval to paint exterior of house and add accent tile by front door arch and below garage trim. The board approved the exterior paint colors; however, Angel Garcia will discuss with homeowner in detail the accent tiles placement to ensure it follows Lago Mar North Architectural standards. Accent tile still pending approval.
   * Carlos Torres, requested to add a ladder on the exterior side of the house. The board inspected the plans provided and denied the request as it would change the overall look and structure of the home; not in accordance with the Lago Mar North Architectural Standards.
4. Community Newsletter. Stephanie Hernandez explained purpose of community newsletter to homeowners and requested topics from those present at meeting to be featured in first newsletter to be emailed to all homeowners.
   * Advertising of jobs of homeowners in the community
   * Explanation of preservation of HOA documents
   * Concern from homeowners of pet owners not picking up after their pets
   * Crime watch and how it helps our community
   * How and where to send maintenance fee payments
   * Architectural standards and rules; including most frequent violations
   * Concern from homeowners of loud music
   * Keeping post lights on at night
5. Architectural Committee and Standards. The board and homeowners present discussed the importance of re-establishing standards for homeowners to follow as many homes are being updated without HOA approval and/or keeping in uniformity of the community. Homeowners also expressed concern of homes that have been changed without approval and how the board would handle it. It was determined that it would financially unfeasible for the HOA to have homeowners change unapproved modifications and grandfathered-in, however made clear to all homeowners of established architectural standards by emailing to all homeowners and including in the monthly newsletter.

Meeting adjourned by Angel Garcia at 7:45pm.