**LAGO MAR NORTH ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Date April 21, 2022**

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 21st day of April 2022.

1. **CALL TO ORDER**

HOA President, Angel Garcia, called the meeting to order at 6:01 pm.

1. **ROLL CALL OF OFFICERS**

Present: Angel Garcia, President; Barbara Gary, Treasurer; Stephanie Hernandez, Secretary; Madeleine Wolf, Board Member

Absent: Belkis Barrios, Vice-President

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

December 11th, 2022

\*Angel will follow-up with Belkis regarding meeting minutes from Election Meeting

1. **Current Financial Condition**

Barbara, Treasurer, stated there is around $16,000 in the operating account after the April

bills are paid and around $30,000 in the reserve account.

Reserve account is projected to reach about $40,000 by end of year, which will be

enough to repave or resurface community roads.

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1. **New business** 
   1. Review of rules and regulations / association by-laws; changes to be suggested
      1. acceptance of roof materials: barrel tile, flat tile, and metal roofs; colors to be specified
      2. acceptance of fence materials: wood (vertical and horizontal) and metal and rod iron gates; colors – black, white, brown
      3. no turf grass allowed
      4. cars parked on swale will be subject to towing
      5. homes are to be rented on a yearly basis only; no Airbnb/VRBO rentals permitted
      6. other suggestions will be made by board members and sent to Stephanie to be put together
      7. Angel will clarify with Russel (attorney) as to what can be changed by the board and the process
   2. Basulto Robbins 2022 report
      1. Barbara will follow up with attorney as to status of Guerrero case (according to last invoice, home was foreclosed on; status on whether HOA will receive funds of past-due balances
   3. Distribution of Duties and Responsibilities of Board Members
      1. Angel – administrative duties/responsibilities & digital tenant review and approval
      2. Belkis – ACC form preparation for Board approval
      3. Barbara – financials & checking violations once a month
      4. Stephanie – administrative duties & newsletters
      5. Madeleine – checking violations once a month
      6. Stephanie will send an email to Barbara and Madeleine with specifics on what to look for regarding violations and what information is needed to send a letter.
      7. Stephanie will create a schedule for Barbara and Madeleine to follow regarding checking violations twice a month; violations will be written down with specified information and sent to Stephanie to be forwarded to Ana & Ismael to be processed.
   4. Review of ACC forms
      1. None to review currently
   5. Mailing out of Community Newsletter
      1. In order to be able to reach all members of our community, Stephanie suggests mailing out the newsletters that are sent out once every 2-3 months for the next year, in hopes of completing the email list created in 2019
      2. Barbara made a motion to mail out community newsletters when created once every 2-3 months; seconded by Angel; all approved; motion carried.
   6. Final violation notices for attorney
      1. Angel explained the three properties that have 1st, 2nd and final violation notices with no correction; suggests the three properties be sent to the attorney in order to take the next step in attempting to correct these violations.
      2. Barbara made a motion to send 15930 SW 74 Street, 16054 SW 77 Terrace and 15992 SW 78 Street to the attorney; seconded by Angel; all approved; motion carried.
   7. Entrance landscaping
      1. Stephanie proposed updating the entrance landscaping on both sides of the community
      2. Angel will ask Nestor landscaping for any suggestions and a quote; will also inquire as to a quote he received from Nestor landscaping for the removal of 6 palm trees (unsure as to which trees; possible on the master perimeter)
   8. Angel presented a subpoena received regarding a lawsuit from 16065 SW 77 Terrace – there are no records at this time for that property nor any maintenance balances
   9. Sidewalks / Speed bumps
      1. Angel plans to reach out to the company that repaired the sidewalks to get a quote for speed bumps and the possibility of either resurfacing or repaving the roads
      2. Barbara will inquire with the Valencia community from a friend
2. **Adjournment**

Meeting adjourned by Angel Garcia, President, at 7:32pm.