



BMHOA Monthly Meeting – July 12, 2022 AGENDA

Directors present:

Chandri Navarro, Alex Carru, Hillary Jaroschy, Marcia Martinez Laas, Nik Massey, Nick Welch

City Employees Invited:

- Commissioner King, Erika Taylor
- Trelana Haines, MPA. Miami Code Compliance Field Supervisor – North (She requested to be invited)
- Commander Kerr, officer Diaz and Alvarez
- Albert Mora

Police Updates / Police Present at Meeting:

- Erica Taylor:
 - No updates at this time from Erica. She's new in the role and stepping in for the commissioner to provide any updates / feedback and take notes.
 - Erica is at the Upper East Side District Office and will be working in our territory.
- Officer Ray Alvarez and partner Katie -
 - Ran the specific crimes in Belle Meade from 12-14 of this month. The only crime outstanding was the arrest made on 75th related to a call made about an intoxicated male on a property.
 - Also at address 791 NE 77th Street was also called due to an unauthorized person on the property. He stated he was homeless and looking for a water spigot to drink from. He was wearing a traffic vest for no purposeful reason. If you see anything odd, make sure to call the officers right away. The officers came very quickly and were able to tackle the situation right away and move the person off the property. The police now have the person identified and profiled for easy identification again in the future.
- Albert Mora:
 - Nothing major to report - except someone did email to report a car wash but this report was moved over to code. Otherwise, all is quiet with the commissioner.
- Trelana Hanes:
 - First time at the HOA meeting. Wanted us to know that Commissioner King is letting them stay at their office and that code is stationed at the Upper East Side office for any code needs we may have.
 - Email address for Trelana w/ code: thaines@miamigov.com

General Updates from the Board

Director of Code Compliance, Nik Massey

- 2 major issues: operating car rental business operating out of 76th street
 - Car Rental: some of the cars that have parked there in the past have been listed on multiple websites for rent as well as on Instagram. Business is producing a constant garbage problem and traffic and activity from car maintenance services such as car washes, tire replacement, etc.
 - Airbnb Homes: 4 Airbnb homes that have not yet been listed
 - Airbnb did respond to 1 of the homes listed, but did not respond regarding the other 3. HOA Code is working to remedy the situation directly with Airbnb but the process has been slow and Airbnb has been difficult to get a response from.
 - FYI for future, it is helpful if there are any crimes associated with Airbnbs to provide a stronger case and justify why this is an issue. ie. burglarized due to lack of security, etc.
- Additional Code Items to Note: Construction in the neighborhood is being monitored by HOA Code to check construction sites. For the most part permits are listed on the doors and sites are being properly cleaned and maintained. But HOA is monitoring squatters and traffic from guests not related to the property.

Security Committee Director, Nick Rawdon-Jones, presented by Chandri Navarro

- Cameras at the gate: We spoke to the County official in charge of the gates and they are installing wi-fi so we can move forward with cameras. The guard gate company cannot install the cameras under County contract. However, the HOA can contract with camera/security companies to do so. We are contacting camera operators and will need to submit a permit request. We have spoken with Star Island HOA, which is installing cameras to get their advice. Two other communities are also doing this—Highland Gardens and Fair Way Lodge.
 - We will keep the neighborhood in the loop and invite residents to bid on the project
- Public Gate Closures: Regarding the public gates, we are exploring options to secure all gates outside of the entrance at 76th street to see if this is possible to close off.
 - We will report back with future updates on this
- Securing the homes along 6th Ave:
 - Also exploring the potential to install cameras on properties along the 6th Ave perimeter as well as working with these homes to add any additional plants or hedges that would close any “gaps” and provide further privacy to the neighborhood
- Additionally looking into additional roaming patrol officers and the cost associated with these officers to provide an estimate for the private cost of increasing this task force in the neighborhood.
 - These would be likely off duty police officers with a private cell we could access as needed

Director of Finance, Nick Welch

- Finance Updates:
 - The HOA set a budget back in March, and since then hosted a membership drive to collect dues.
 - At this present time we have sufficient reserves in the account to cover the budget proposed at the start of the year

- Vote on the removal of inactive Key Executives and signers from the HOA Wells Fargo bank account.
 - Results: The directors present unanimously voted to remove the current and former board as signatories and key executives from the Wells Fargo Account and nominate Alex Carru as Key Executive on the Wells Fargo account.
 - Unanimously approved
 - Be noted that Nick Welch (Director of Finance) will be provided read only access to the Wells Fargo bank account.

Director of Beautification, Marcia Martinez Laas

- Gate Planters:
 - Estimates for plant selection from \$300-\$600; install about 250. MML donation of 500 could cover most; will submit additional cost for approval for HOA. Beautification donations also came in to help.(There is a product to make beautification donation on the website:
 - https://www.bellemeademiami.com/store/p5/Donation_for_beautification_of_Belle_Meade.html
 - Waiting on Blossom to source plants and bring in to replace the current plants.
 - Timing - July
- Donation for beautification on the website
 - Resident Angela Bonilla donated by check, THANK YOU!
- Public Swales - Public Works Beautification team contacted about concerns, requests for all public swales. Currently they prioritized 77th St Barricade and Pledge Park. They desire to maintain those swales. They sent Public Works engineers, arborists to sites to assess. Notes below.
 - Pledge Park
 1. Remove/eradicate invasive Beach naupaka and replacement with native, aimed to conceal fpl boxes
 2. Prep ground/sod area for sod installation (if directive from superiors); we offered to maintain grass if they could install
 3. Removal of benches; they deemed unsafe and not permitted in public swale
 - Barricade swales on NE 6th Ct
 - Removing ficus at NE 77 ST, invasive and young enough to remove
 - Trim tree/remove low limbs (Pink Trumpet Tree) at NE 77 ST
 - Considering adding new trees/native shrubs to 77th barricade
 - Remove/eradicate Beach naupaka and native lush replacement at the Dead ends located NE 75 ST and NE 74 ST .
 - Timing - they assessed, submitted in process early June; could go into action around August
- Mini Park
 - Awaiting updates from Commissioners office on progress of bond, new playground
 - Step fix

- Ant piles - city has addressed, they return

Director of events, Hillary Jaroshy

- Thanks as always to the Rollason Family for their contribution to the neighborhood on July 4th! We appreciate you!
- Ironside Pizza Members Only Events: Organizing an HOA Members-Only HOA Meet & Greet at Ironside Pizza on Tuesday August 23rd. The event will be members only but we invite non-HOA members to join us and sign up for the HOA on site as a resident or an honorary member for an opportunity to meet the HOA Members of our community.

Director of Infrastructure, Michel Laas

- To review the next meeting.

Looking Forward:

- **August Meeting:**
 - Tuesday August 9, 2022
 - Zoom Only
 - <https://us06web.zoom.us/j/97709068445>