



## BMHOA Monthly Meeting Minutes– July 11th, 2023,

---

### In attendance:

- Belle Meade HOA - Chandri Navarro, Alex Carru, Nik Massey, Marcia Laas, Michael Laas
- City of Miami Staff - Erica Taylor (Commissioner King's Community Liaison)
- Miami-Dade County Staff - Yolanda Fernandez (PROS), Marcus Barfield (Commissioner Hardemon's Community Liaison).

### Meeting Minutes:

- Call to order
- Updates from District Commander Chin-Quee, Conrad Miami PD
  - Finding that our security services company has not been properly and/or consistently recording license plate numbers for cars entering.
  - Reminder of community to be vigilant as crimes continue to occur in surrounding areas
  - Friday's (July 7) along 79th Street is under investigation and was an isolated event.
  - Notice that they are seeing a sharp increase of car thefts targeting Hyundai's and Kia's due to a design flaw in the vehicles. Manufacturers are offering an option to provide owners with a mechanical lock/club at no cost to the vehicle owner.
  - Comment from Officer Gonzalez supporting findings of missed license plate readings by security company
    - Statement by Yolanda Fernandez
      - This feedback is important because the County, not the residents, is responsible for managing the contract with our security company and holding them accountable.
      - There has been similar complaints from other districts about this same issue
      - Yolanda will address this concern with the security company and welcomes feedback from the HOA and Belle Meade residents on how the security company is performing their duties.
- License Plate Reader
  - Overview of project by Michael Laas

- Questions
  - One resident asked if cars leaving would also be recorded.
    - Kyle Whitmire (LPR representative) started that it would only track vehicles coming in and explain how the technology works
  - Another resident asked how the system handles cars without tags and mopeds
    - Kyle Whitmire stated that if a plate is not present other distinguishing features of the car can be recorded by the system and that moped license plates can be captured.
  - Commander Chin-Quee voiced support for the LPR and explained how it fits into their operations of identifying cars
- Belle Meade proposed non-ad valorem assessment
  - Michael Laas explained resident concerns captured by the HOA
  - Alex Carru followed up regarding a concern he had with the costs and budgeted amounts aligning.
  - Yolanda Fernandez explained the breakdown of where the new assessment funds will be allocated in the future FY in comparison to last year's budget. She also recommended that Belle Meade residents reach out to her directly and not the Security Company since information provided by them may not be accurate.
  - Frank Rollinson asked about how the 10% contingency is accrued and managed year over year.
    - Yolanda provided an explanation of how the contingency is generated
- Discussion of Locked Pedestrian Gates
  - Michael and Chandri provided a background of the events leading up to the installation of the locks.
  - Yolanda provided background from the County's perspective of why they installed the locks, being in response to Belle Mead's request to secure the gates.
  - Erica Taylor Provided background as to why the City of Miami removed the locks due to complaints by residents that were unaware of the planned lock installation and did not have the code to open the locks.
  - Erica Taylor also asked that everyone please attend the planned meeting for next week, Tuesday July 18, at the Belle Meade mini park to discuss the issue and come to a resolution.
  - Frank Rollinson provided feedback on the history of an earlier attempt to lock the gates, which was thwarted by a resident that threatened to sue the County/City since the gates violated ADA laws.
  - As a follow-up, the County/Yolanda will follow-up with the County's ADA specialist to confirm if this is an issue of concern (ADA access) that should be considered in evaluating alternatives.

- Belle Meade HOA will come up with a list of alternative options for securing the gates that meet the community's needs. This will be done prior to the meeting on July 18
- General Updates
  - Infrastructure (Michael Laas)
    - Need to confirm that City Public Works has taken steps to prepare Belle Mead for Hurricane Season
  - Code Compliance (N. Masse)
    - Seeing an uptick of Air BnBs in the neighborhood
  - Beautification (Marcia Laas)
    - Recommends that we loop in Ralph Golzalez to the July 18 meeting since he was looking at updating the landscaping of the street ends.
      - Erica will invite Ralph
    - Reconstruction of Belle Meade's kids mini park and pledge park is moving forward.
- Meeting Adjourned