



BMHOA - July Agenda

Directors Present

Walt Allen, Anne Bao, Olga Ramos, Matthew Atkatz, Adam Trachtenberg, Larry Babor, Jaime Acosta

- **Police and County Update**

- Update on crime
 - Quiet month, still police presence in the neighborhood though there was a short lull when officers were pulled elsewhere
 - Police had no records of car break ins - please report all car break ins regardless of whether something was stolen

- **County/NET update**

- NET and Commissioner's office, as well as Sanitation Dept. were informed of recurring glass debris after recycling truck, as well as trail of contaminated water from trash trucks on rainy days. They were also informed that we have not had regular street sweepers coming through the neighborhood.
- Recurring street light outages on 73rd St were also reported.
- Informed Marta of mold in the guard house, repainting by county is needed
- **Santiana Lewis from Commissioner Hardemon's office re: 76th St traffic calming**
 - County will honor Miami Beach guidelines for traffic calming - hence 76th St. qualifies for traffic calming devices
 - Next steps are survey, then securing of funding, ect, then 2/3 of residents on the blocks affected need to vote yes on the proposed devices, especially the ones directly at the humps (ballots will be sent in the mail)
 - Any other future traffic studies in the neighborhood would follow the Miami Dade guidelines and we may or may not qualify - based on volume and speed
 - Stop sign instead of or in addition to speed hump/bump at 76th and NE 7th Ct was discussed - responsibility of county
- Email Santiana info on all FPL poles on 6th Ct as well as light outages (Matt)
- **Brian Harris** - new appointee of Sanitation Dept., communicated glass debris issue and street sweepers
 - Sanitation Dept. offer talks and education, or to listen to our concerns
- Contacted Public Works about trimming around street lights and taking down coconuts from swale palms

- **Code Compliance Update**

- No attendance, no update

- **Neighborhood Enhancement Project**

- Consider Traffic study throughout the neighborhood to address speeding
- Consider to convert street lights to LED to improve lighting
 - FPL has a program where they will convert lighting to LED but it has to come from a request from the municipality, use current poles and exchange - Frank has a contact and will reach out, give info to us and we contact Santiana about it

Updates

- **Financial**

- Balance → \$4,496.67 (as of 6/30)
- Expenses: Blossom \$120, New community pinboard \$500, Google Suite \$6.00,
- Need to print a new sign for HOA meetings, less than \$100, vote to accept this expense - YES, Matt will inform board before purchase
- Plant Guys - guard house landscaping \$2,441.00 → vote to accept this cost - YES

- Pet fund - currently \$1,067.44
 - Larry will reach out to Margaret regarding dog park needs and poop bags

- **Security update** (*Matt, Anne*)

- Review of expenses (Olga) and possible carry-over
 - Everything looks appropriate, there is a carry-over - need to find out what happens to this money
- Review potential switch to Kent (2018 - Kent billed county \$182,125.00 per gatehouse)
- Review document to share with residents to educate on switch (needs to be finalized and then distributed)
- Possibly try to arrange a “service level review” with the county, as stated in the contract?
- Possibly review a change to the City of Miami, instead of County?
- Contact Santiana Lewis about switching to the city for security contract, might save money
 - Need to apply, then the neighborhood owners need to vote (~2 years to get it done)
 - The city may be more responsive compared to county, and less expensive
- Board voted YES to initiate the switch to Kent (Apples to apples, with the only addition being cameras at the guard gate entrance and exit, no additional cost to neighbors, guards can be retained)

- **Infrastructure** (Jaime, Adam T.)

- Removal of old phone poles on 6th court? Gate on 72nd St?
- Pump update (Adam T.)
 - Pump is working, leak is being addressed
 - According to Frank there will be a third pump installed to increase capacity
 - Scater system to inform electronically is in place, but it's unclear whether it is working and what the response time is (Adam T. will investigate)

- **Beautification** (Larry Babor)

- Pledge Park landscaping and trimming needed
- New landscaping company - The Plant Guys are starting in July (guard house and barricades, includes trash clean up)
- Landscaping destroyed by construction - still no update from City? Who can we contact?
- Sprinkler issue at guard gate, did county contact Larry? → Sue reminder about this

- **Other:**

- Number of currently active directors on board, and quorum
 - Ability to vote via email/text if needed
 - Adam T will find out what the quorum could or should be, and whether it can be via email
- Mini Park
 - HOA purchase of 2 new umbrellas
 - Voted yes on two new umbrellas (Walt)
 - Getting repairs and improvements accomplished (who to contact?)
 - check in with Frank
- Upcoming HOA Board elections
 - Outline and possibly update current description of the actual positions that are needed to be filled (President, VP, Treasurer, Secretary, Dir. Security, Infrastructure (Pump, ect), Beautification, Events(?), ...)
 - Bylaws need to be changed - need to be a board member for at least one term before someone can be a president
 - Announce to the Google Group, and Nextdoor to run for the Board
 - Annual meeting in December to present candidates
 - Online elections to submit votes for new candidate