



BMHOA – June 2020 Meeting Minutes

Directors Present

Walt Allen, Anne Bao, Courtney Sullivan, Larry Babor, Hillary Jaroshchy, Cary Aronovitz, Matthew Atkatz

- **Police and County Update**

- COVID-19 closures until further notice.

- **County/NET update**

- Christopher Bennett, Assistant Director attended. Follow up meeting with Walt and Courtney on 6/11/2020 regarding 8th St. pump station:

The topics discussed were:

- Access to the pump station to turn on and off the pumps: I've advised them that only the city contractors, Condo Electric and All Powers, are allowed to turn on and off the equipment.
- Stop pumping Water Table – they have requested for the floaters to be adjusted to stop pumping water table as it is unnecessary. I advised that we were going to discuss this matter further with Mr. Bennett.
- Emergency notification: Right now we are on phone call notification. The numbers have been provided. The city is working to obtain a telemetry program, SCADA, to notify of any issues for all pump stations. A sign with the emergency numbers will be install in the next few weeks.
- Landscaping practices: stop spraying herbicide in the turf block portion as they want it to be greener and cover with sod.
- How to avoid flooding? The city contractor and crew will be more proactive and vigilant during heavy rain events to make sure the pumps are working correctly and avoid further flooding.
- The generator: the generator was turned on by All Powers. Mr. Allen had a phone application for decibels, and it read up to 87 decibels. We explained that we have been working with All Powers to install a muffler for the diesel fumes and an enclosure for the noise abatement. There was a study performed by one of the neighbors and provided to OCI regarding a new generator. I will see if I have this report for upcoming discussions.
- Open the area by removing the fence and provide better landscaping: this needs to be discussed further as the area encloses sensitive high voltage equipment which may be at risk and hazardous.
- Provide access to the mini park and seawall portion as it is the only water access the children and the neighbors have in this area.
- Seawall Grant for the end of the seawall at NE 8 Ave: Since I had no information, I advised them that Mr. Bennett will be providing further information.
- Seawall Grants for private property– please contact Office of Grants OGA@miamigov.com.

- **Code Compliance Update**

- No attendees

- **Neighborhood Enhancement Project** *(was not discussed during May meeting)*

Updates

- **Financial** (*Mike – not present*)

June 2020 Financial Summary

Wells Fargo General Fund	\$4,165.90
minus Pet Fund	\$847.75
Net Balance	\$3,318.15

2020 Membership Drive:	
99 Members	\$3,483.99

2020 Pet Fund Donations:	
28 Donations	\$1,032.75

General Fund Balance - January 1, 2020	1,509
Income:	
Member Dues 99 Members	3,484
Stray Donation 25 Members	1,033
Total Income	4,517

Expenses:	
Google G Suite BOD comm	24
Lawn Care-Barricades	390
FL Dept of State HOA Corp Fee	61
New HOA meeting Sign	59
Insufficient dues not paid	40
Insuffiecient Check fee: dues	12
BMHOA refrigerator magnets	130
Stray reimbursment	1,182
Total Expenses	1,858

General Fund Balance - May 12, 2020	4,167
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Pet Fund Balance - January 1, 2020	997
Income:	
Donations 28 Members	1,033
Total Income	1,033

Expenses:	
Stray animal care	1,182
Total Expenses	1,182

Pet Fund Balance – June 2020	848
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- **Security update** (*Matthew*)

- Matthew to contact AirBnB and VRBO regarding illegal short-term rentals. Bayside Airbnb rental still continues to be a concern for BM residents. The physical address is: 847 NE 72nd Street. They are in direct violation of code 33-28(D)(3) – Violation of maximum occupancy, and code 33-28(D)(10) – Violation of noise ordinance. This property continues to have loud parties on a weekly basis. All hours.
- AirBnB short-term rentals are still a concern for the Belle Meade residents. This is now a priority for the Board to help address.

- **Infrastructure** (*Anne*)

- FPL underground project. Plans to complete the entire neighborhood from 72nd Terrace to 77th Terrace. It has been authorized, now moving forward. Date: TBD, 2 more signatures needed.
- Doris Combs mentioned on our call that the sidewalk gate on 72nd Terrace needs to be repaired. 311 was called. Anne conducted a walk through with Frank before COVID-19. Need to check the sidewalk gate at 75th St.

- Pump station on 8th Street.
- **Beautification** (*Larry*)
 - No updates
- **Social & Events** (*Hillary, Courtney and Hanna*)
 - Hillary to send out e-mail to google group and roster for newsletter advertisement opportunities, and new announcements. 1st version: digital only. To be placed on the website, and FB group. Several residents have requested a hard copy. Hillary to follow up on this.
 - New pictures and bios will be added to the website for all new board members. A group photo will be taken as well. TBD.
 - A new FaceBook private group is currently being set up for another channel of communication with the Belle Meade residents. Hillary is working on this.
- **Other:**
 - **Community Business Pages**
 - Discussed creating a booklet for the preferred vendors in the neighborhood. This is constantly a topic on the google group.
 - **Guard Gate Assessment Increase**
 - Walt spoke to Suzanne Torino – Special Taxing Zone. The sudden increase in is question. The prior year expenses needs to be reviewed. Previous bogus charges included 5k to paint the guard gate. The guard gate was painted in 2019 through the maintenance fees. The desk was also replaced. An official letter needs to be drafted and submitted per Walt.