

MIAMI LAKES WINDMILL GATE
BOARD MEETING
Thursday, Sept. 8, 2016
At 7:00 PM
Mary Collins Community Center
15150 NW 82nd Avenue
Miami Lakes, FL 33016

BOARD MEETING MINUTES

1. Call to Order: meeting was called to order @ 7:05PM
2. Roll Call: Gerard Churchill, Ana G. Fernandez, Dania Alvarez, Gilbert Alfonso and Marianne Power and Raul Peralta were present. Absent was Gloria Ayan.
3. Approval of prior Meeting Minutes: Motion by Gerald Churchill to waive reading of the minutes, seconded by Dania Alvarez. All agreed
4. Report by President- A) the president explained the issue with Commercial Vehicles and reiterated that at 8:00 PM all the cars parked at Windmill should be covered. B) There was a motion by Gerald Churchill to have all cars at Windmill w/sticker. There would be a max. of 3 stickers per household.
5. Report by Treasurer
 - Financial Report-Operating \$146,384.49t. The Money Market remains the same \$69,297.98.
 - Accounts Receivables & Collection Report-Delinquencies were \$26,836.11. There is only 5 delinquencies at the attorney, and several payment plans.
6. Report by Town of Miami Lakes
 - Metro Dade Officer-The Officer reported several cases non in Windmill.
7. Report by Security Committee-There was an introduction of the new Security Supervisor, Security Ravesh, his personal cell is 305-407-0067 and the Security emergency # is 786-366-8020. There are 3 security guards, Dante, Sebastian and Clara
8. Adjournment: Meeting adjourned @ 9:30PM

MIAMI LAKES WINDMILL MINUTES

Thursday, July 14, 2016

At 7:00 PM

Mary Collins Community Center, Room #3

15150 NW 82nd Avenue

Miami Lakes, FL 33016

1. Meeting called to order at 7pm
2. Roll Call: Gerard Churchill, Marianne Power, Gilbert Alfonso, Gloria Ayan, Raul Peralta, & Ana Fernandez
3. Motion to approve the Minutes of June 9, 2016 by Jerry, seconded by Gilbert, all in favor, motion passed.
4. Report by Town of Miami Lakes Officer
5. President's Report:
 - Auto Accident- Wall hit on MW – a claim has been filed. We are getting bids to have it fixed. We will need to pull permits.
 - Proposed Amendments – Will need 2/3 votes of the owners. Several Workshops will be needed in order to review the present documents and include the items that we want to change such as the financial aspect, the ability to decline renters, if needed, etc.
 - Trimming – Most homes have been trimmed except for Brazilian nut trees & palmetto wall. Villas done first, then the townhomes.
6. Financials: Dania was out, however, a copy of the financials as of 6/30/16 were included in the Board's package.
 - Collection Update- After reviewing the accounts receivables it was discussed that any unit owner that has not paid by July 31, 2016 will be sent to collection.
7. Security Report by Security contractor
 - Resident called about a vehicle parked in her driveway, security was already gone and Ana called police, there were 3 young individuals, one of them lives in our community. Jerry made a statement that they were the same individuals he has had issues in the past.

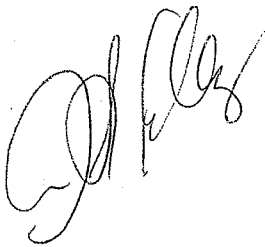
8. Old Business:

- AT & T finished with their work in the community. Many complaints. They are not returning phone calls from either the Association or the unit owners. Jerry and Gilbert have been walking the property to identify damages and they will deal with AT & T, however, unit owners must deal with AT & T directly.
- Memo from Ana's neighbor regarding the trees along the perimeter wall on Milk Wagon was read.
- Pollo Tropical traffic issues.
- Complaints regarding the security company
- Complaints about Greenway, not big enough crew to blow leaves. Broken blower for weeks.
- Gloria commented on 2 chairs in Laura's property which someone left. Also, complained about Cindy having cones on her property for more than 3 weeks. Jerry has volunteered to try to resolve the issue.

9. New Business –

- Plan on a workshop to discuss Bylaws amendments.
- Enforcement of rules and regulations.
- Establishment of a Grievance Committee formed by 3 unit owners (not serving on the Board) in order to be able to fine for non-compliance

10. Motion to adjourn the meeting by Jerry and seconded by Marianne at 8:20 PM. All in favor, Motion passed.

A handwritten signature in black ink, appearing to be "D. [unclear]", located at the bottom left of the page.

MIAMI LAKES WINDMILL MINUTES

Thursday, June 9, 2016

At 7:00 PM

Mary Collins Community Center, Room #3

15150 NW 82nd Avenue

Miami Lakes, FL 33016

1. Call to Order: 7:15 PM
2. Roll Call: Gerard Churchill, Dania Alvarez, Marianne Power, Gloria Ayan,
Absent were: Gilbert Alfonso, Ana G. Fernandez and Raul
3. Approval of prior Meeting Minutes, if any: Motion by Gerard to waive
reading of the minutes, seconded by Dania, all approved.
4. President's Report: There president reported that the tree trimming was
about 2 weeks to complete. He also spoke about the issue with approval of
sales and renters. Dania shared that even if on Doc it would open up doors
for lawsuits as per the FHA. Also Marianne asked for a workshop on items
for amendments of Docs.
5. Financial Report- As of June 4, the money market \$69,279.80, there are 8
accounts with the attorney. Our regular delinquencies are very low,
although a figure cannot be given, since residents are still paying this year
maintenance dues.
6. Report by Town of Miami Lakes
 - Metro Dade Officer-Officer –in 2015 there were 3 robberies
In 2016-there has been 4 robberies
7. Security Report – not present
8. Adjournment- Meeting adjourned at 8:10 PM

Posted: 6-07-16



MIAMI LAKES WINDMILL GATE

Thursday, May 12, 2016

At 7:00 PM

Mary Collins Community Center, Room #3

15150 NW 82nd Avenue

Miami Lakes, FL 33016

BOARD MEETING AGENDA

1. **Call to Order:** Meeting came to order @ 7:05
2. **Roll Call:** Present were, Gerald Churchill, Gilbert Alfonso, Dania Alvarez, Ana G. Fernandez, Raul Peralta-Absent were: Marianne Power & Gloria Ayan.
3. **Approval of prior Meeting Minutes, if any:** A Motion to waive reading of the minutes was made by Gerald Churchill, seconded by Dania Alvarez, all approved.
4. **Presidents Report:** Gerald informed the residents that the tree trimming had started. Also ATT had completed the installation work. A walkthrough was made with Representative Glen. All homeowners were advised to call Glen if any damage was made to their homes.
5. **Financial Report-**Dania Alvarez informed the homeowners that the surplus of \$8602.37 should be moved to our Reserves. A motion was made by Gerald to move the surplus, seconded by Dania, all approved. The delinquencies were quite low \$13,659.93, checking account balance was \$25,289.20 and Money Market was the same at 60,675.81
6. Report by Town of Miami Lakes
 - Metro Dade Officer-Officer was not present-this report was not done
7. **New Business-**A homeowner came to complain that the interest being charged by attorney for non-payment was extremely high. Gerard said he would inquire and get back to the homeowner. Mail rooms need to be pressured cleaned.
8. Adjournment: meeting was adjourned @ 7:55PM

Posted: 5-10-16



MIAMI LAKES WINDMILL GATE HOMEOWNERS ASSOC.

April 14, 2016
MEETING MINUTES

1. Call to order-Meeting was called to order @ 7:02 PM
- 2 Roll Call-Present were Gerard Churchill, Gilbert Alfonso, Dania Alvarez, Ana G. Fernandez, Raul Peralta, Gloria Ayan, and Marianne Power.
- 3 A liaison from ATT was present-She explained the project from ATT and discussed that ATT would be responsible for any damage caused. Mr. Churchill told the owners present that the company would leave door stoppers with their numbers in order to make any claims of damage.
- 4 Discuss and approve the Budget for 2016/17 by the Board of Directors which was mailed to homeowners prior to the meeting- Mr. Churchill went over the budget line by line. Dania Alvarez made a motion to adopt the budget without the Reserves and to transfer whatever surplus if any from the Operational to Reserves account. Seconded by Gerard Churchill, all voted in favor.
- 5 Nomination and Election of Directors to the Board of Directors for 2016/17- Since there were no other nominees the Board remains in place.
- 6 Adjourn- Meeting was adjourned @ 7:40

Organizational Meeting

1. Call to order: Meeting was called to order @ 7:45PM
2. The new Board of Directors will nominate and elect the officers. Mr. Churchill made a motion for all the board members to remain with their same titles. Dania Alvarez seconded the motion all voted yes.
3. G. Churchill-President, G. Alfonso-VP, Dania Alvarez-Treasurer, Ana G. Fernandez-Secretary, Marianne Power, Raul Peralta and Gloria Ayan-Directors.
4. Meeting was adjourned @ 8:45PM



MIAMI LAKES WINDMILL GATE

Thursday, February 11, 2016

At 7:00 PM

Mary Collins Community Center

15150 NW 82nd Avenue

Miami Lakes, FL 33016

BOARD MEETING MINUTES

1. Call to Order: Meeting was called to order @ 7:00PM
2. Roll Call: Present were Gilbert Alfonso, Dania Alvarez, Ana G.Fernandez, Marianne Power, Raul Peralta and Gloria Ayan, Gerard Churchill
3. Approval of prior Meeting Minutes, if any-Motion by Gerard Churchill to approve waiving reading of the minutes, seconded by Gilbert Alfonso, all in favor. Motion passed.
4. Financial Report by Treasurer-The treasurer explained that our delinquencies in January were at the lowest point ever, \$20,693.66 and three were already in the process of sale. Operating was \$68,157.68 and MO was \$ 60,667.83. The treasurer also informed the President to schedule a draft budget meeting, and also informed the President that the new law for HOA requires the membership to vote if opt out of Reserves, otherwise a Reserve must be added, her recommendation was that any surplus should be saved for Capital improvement, which would include the street re-surfacing. This was because our Reserves was depleted by the previous Board, forensic auditing of the books, which should not have been part of the Reserves.
5. Report by Town of Miami Lakes
 - Metro Dade Officer-From Jan 1 thru Feb 4-no arrests. Homicides went down in 2014.
6. Security Report-.There was a break in on 16380 Milk Wagon lane.
7. New Business- President Report- 2 Stop signs @ Bridge End are being installed, the landscaping in front of shopping center is being done, also the entrance is being updated. Also pot holes need to be taken care of 2 bids will be taken, Amado suggested doing cold treatment-Dania said that does not work/last, it was better to do the regular hot always done. A homeowner from 6380 Jack Rabbit Lane complimented the look of the roads.

There was a motion by Gerard Churchill to allow concession on homeowners Association dues, depending on reason seconded by Ana Fernandez, All voted yes.

8. Adjournment-Meeting was adjourned @ 8:00PM

A handwritten signature in cursive script, appearing to read "Ana Fernandez", is written in the center of the page.

MIAMI LAKES WINDMILL GATE

Thursday, January 14, 2016

At 7:00 PM

Mary Collins Community Center

15150 NW 82nd Avenue

Miami Lakes, FL 33016

BOARD MEETING MINUTES

1. Call to Order: Meeting was called to order @ 7:05PM
2. Roll Call: Present were Gilbert Alfonso, Dania Alvarez, Ana G.Fernandez, Marianne Power, Raul Peralta and Gloria Ayan. Absent was, Gerard Churchill
3. Approval of prior Meeting Minutes, if any-None available
4. Financial Report by Treasurer-The treasurer explained that our delinquencies are at its lowest point ever, \$24,397.40 and one was in a payment plan the other was in bankruptcy a selling the house. Accts. Rec. was \$86,016.46 and MO was \$ 60,663.71.
5. Report by Town of Miami Lakes
 - Metro Dade Officer-Only one arrest reported (homeless lady at windmill)
6. Security Report-.Ms. Fernandez said she had a sample of the Web site and would send for review.
7. Old Business-We need to replace light pole.
8. New Business- Stop signs @ Bridge End are needed, repair of pot holes report given by Manager and lights that need to be repaired.
9. Adjournment-Meeting was adjourned @ 8:30PM

A handwritten signature in black ink, appearing to be 'G. Peralta', is located in the bottom right corner of the page.

MIAMI LAKES WINDMILL GATE

Thursday, Sept. 9, 2015

At 7:00 PM

Mary Collins Community Center

15150 NW 82nd Avenue

Miami Lakes, FL 33016

BOARD MEETING MINUTES

1. Call to Order: Meeting was called to order @ 7:00 PM
2. Roll Call: Present were: Gerard Churchill, Ana G Fernandez, Gilbert Alfonso, Dania Alvarez, Marianne Power, Gloria Ayan. Absent was Raul
3. Approval of prior Meeting Minutes: Motion by Gloria to approve waiving reading of the minutes, seconded by Gilbert, all approved.
4. Financial Report & Accounts Receivables by Treasurer, MO- \$60,643.37, Operating- \$134,860.45-Delinquencies as of Aug. \$39,367.64
5. Report by President:
 - a) FPL-Underground work between 3 to 5 days.
 - b) Landscaping-Trees by Palmetto have been trimmed.
 - c) Planting-Will be done along Cummings areas.
 - d) Cummings Diesel-not open yet
 - e) dump Trucks- seen coming into our property, they claimed Miami Dade authorized but the County denied
 - f) Security-Needs to question vendors entering the property
 - g) Newsletter-letter w/contact sheet/emails
 - h) Will request from attorney a Cease and Desist letter to use our web-site
 - i) A violation letter with a restraining order should be sent to the gentleman harboring the homeless people without authorization.
6. Report by Town of Miami Lakes
 - Metro Dade Officer- Not present
7. Old Business: a) It was discussed to violate houses not painted, A/C enclosures not painted, and house with roof grass.
8. Adjournment: Meeting adjourned @ 8:10 PM



MIAMI LAKES WINDMILL GATE

Thursday, July, 9, 2015

At 7:00 PM

Mary Collins Community Center

15150 NW 82nd Avenue

Miami Lakes, FL 33016

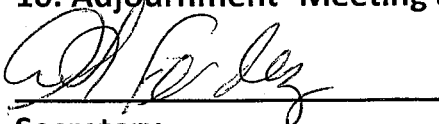
BOARD MEETING AGENDA

1. Call to Order: Meeting was called to order @ 7:00 PM
2. Roll Call: Present were: Gerard Churchill, Ana G Fernandez, Gilbert Alfonso, Dania Alvarez,-Absent were: Marianne Power, Gloria Ayan and
3. Approval of prior Meeting Minutes: Motion by Gerard to approve waiving reading of the minutes, seconded by Gilbert, all approved.
4. Financial Report & Accounts Receivables by Treasurer, MO- \$60,635.27, Operating- \$100,666.05
5. Report by President:
 - Cummings- Not satisfied with landscaping promised-Town will inspect if not approved permit will not be issued
 - There are plants missing in back
 - Landscaping-Tree trimming started a) most palm trees are done b) the Villas will follow c) Gilbert is in charge of tree trimming movements.
6. Report by Town of Miami Lakes
 - Metro Dade Officer- From 6/1 to 7/6 no problems in our area.
7. Security, by Ana Fernandez- It was reported that the homeless person was taken out of our neighborhood.
8. Old Business: a) Pollo Tropical is in compliance- b) Derm will schedule inspection c) Comcast information needed for Raul d) Paint Project is still about 8 houses not painted e) A/C enclosures are still missing from many homes.
9. New Business, if any-There was a dispute at Jack Rabbitt-Police involved, Gerard was going to investigate complaints by Cindy Bayer. Light pole #28 was knocked down at Wood Walk.
10. Adjournment: Meeting adjourned @ 7:38 PM



**MIAMI LAKES WINDMILL GATE
BOARD OF DIRECTORS MEETING MINUTES
Thursday, June 11, 2015**

- 1. Call to Order: Meeting was called to order @ 7:01 PM**
- 2. Roll Call: Present were Gerard Churchill, Dania Alvarez, Ana G. Fernandez, Gilbert Alfonso, Gloria Ayan, Marianne Power**
- 3. Approval of prior Meeting Minutes: Motion by Gerard to waive reading of the previous minutes, seconded by Gilbert Alfonso, all approved.**
- 4. Treasurer's Report**
 - **Bank Balances**
 - **Accounts Receivable**
- 5. Report by President**
 - **Landscaping- a) 1st week of June tree trimming will start, on Saturday starting by the front houses b) sprinklers have been installed c) They will be re-planting the fence by Pollo Tropical**
 - **Cummings Project-Will not be done in the time specified**
 - **Pollo Tropical-Grease trap**
- 6. Report by Town of Miami Lakes**
 - **Metro Dade Officer-no incidents from May 1 thru June 8-no burglary**
- 7. Security Report by Ana Fernandez-There were 2 complaints of a homeless woman, she was taken out and threatened to be imprisoned. Also reports by Joe Leon of US Security show a couple trespassing and some lights. The telephone number is 305-407-0067 (Javier)**
- 8. Old Business**
 - **Painting by Dania Alvarez- Several house are still not painted the town has sent letter and will be issuing violations. The fence by the library will be painted by them. The A/C enclosures will be also required by the Town and by the Association. The color chosen for the Villas are either model (vertical or horizontal) in brown RL-8014**
- 9. New Business, if any- None**
- 10. Adjournment- Meeting adjourned @ 8:15PM**


Secretary

Miami Lakes Windmill Gate
Board Meeting Minutes
Mary Collins Community Center
Thursday, May 14, 2015

Call to order: Meeting was called to order @ 7:15 PM

Roll Call: Present were: Gerard Churchill, Gilbert Alfonso, Raul Peralta, & Gloria Ayan. Absent were: Dania Alvarez, Ana Fernandez & Maryanne Power.

Approval of Prior Minutes- Gerald Churchill made a Motion to approve the minutes as presented. Gilberto Alfonso seconded the Motion. Motion passes unanimously.

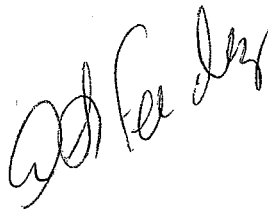
Report by President:

- Cummings will extend the fence all the way, getting the permits.
- Library has verbally agreed to allow us to paint the inside of our property fence
- DERM has notified Pollo Tropical that they must comply with the cleaning of their grease trap by June or they will be fined and/or shut down
- Tree Trimming for hurricane season will start the first week in June. Branches of the black olives which are against homes will be trimmed this time.

Old Business: Discussed above.

New Business: None

Adjournment: There being no further business Jerry made a Motion to adjourn, seconded by Gilberto Alfonso. All in favor. Meeting was adjourned @ 7:45PM.



MIAMI LAKES WINDMILL GATE

Thursday, April 9, 2015

Mary Collins Community Center

15150 NW 82nd Avenue

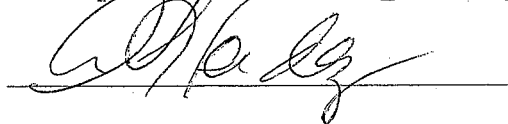
Miami Lakes, FL 33016

BOARD MEETING MINUTES

1. Call to Order: Meeting was called to order @ 7:10PM
2. Roll Call: Present were-Gerard Churchill, Gilberto Alfonso, Dania Alvarez, Ana G. Fernandez, Gloria Ayan, Raul Peralta and Marianne Power.
3. Approval of prior Meeting Minutes: Motion by Jerry to approve waiving reading of the minutes, seconded by Gilberto Alfonso, all agreed.
4. Report by President, if any-The president updated the residents on Cummings project which is coming along. Also several questions were answered in reference to painting of the houses.
5. Gerard went over the Budget for 2015/2016-No increase this year.
6. Nomination and Election of Directors to the Board of Directors for 2015/2016- There were no nominations, therefore the Board remained the same, Gerard Churchill, Gilbert Alfonso, Dania Alvarez, Ana G. Fernandez, Raul Peralta, Gloria Ayan, and Marianne Power.

ORGANIZATIONAL MEETING

7. It was decided unanimously to keep the same titles as previously:
President-Gerard Churchill, Vice President-Gilbert Alfonso, Treas.-Dania Alvarez, Secretary-Ana G. Fernandez, Gloria Ayan, Raul Peralta, Marianne Power all members.
8. Adjournment: Meeting was adjourned at 9:15PM



A handwritten signature in black ink, appearing to read 'Gerard Churchill', is written over a horizontal line.