

# Marbella Park Homeowners Association



Marbella Park East 8325 NW 197 Terrace, Hialeah, FL 33015

diane@jlpropertymgmt.com

OFFICE: 786.309.6272

C/o J & L Management, Inc. 10191 W. Sample Road, Suite #203 Coral Springs, FL 33065

Phone: (954) 753-7966 Fax: (954) 753-1210 www.jlpropertymgmt.com

## MARBELLA PARK EAST HOA

March 20, 2019

7:01 PM

BOD Quorum Present:

### MINUTES Board of Director's Meeting

Meeting was called to order.

President: Richard Woolf

Vice-President: Joe Miller

Treasurer: Frank Denoun

Secretary: Carlos Verde

Property Manager: Diane Miranda

J&L: Jim Calderazzo

(04) Two Homeowners were present.

### Roll Call:

All Board Members Present

### Motion:

President: Mr. Richard Woolf made a motion to approve the 01.16.2019 Meeting Meetings as read.

2<sup>nd</sup> :

Secretary: Mr. Carlos Verde second the motion, All in Favor, **motion carried.**

### Financials:

**Operating Account: 233,947.00**

**Reserve Account: 105,634.00      Shortfall: 44,275.00**

### Motion:

President: Mr. Richard Woolf made a motion to fully fund the reserves; close out (19,505.00) Valley Bank and (1673.00) Executive Bank residual operating account balances, BB&T Balance owed from management company change of previous year. Difference owed to reserves from operating account.

2<sup>nd</sup> :

Secretary: Mr. Carlos Verde second the motion, All in Favor, **motion carried.**

# Marbella Park Homeowners Association



**Marbella Park East** 8325 NW 197 Terrace, Hialeah, FL 33015

**diane@jlpropertymgmt.com**

**OFFICE: 786.309.6272**

C/o J & L Management, Inc. 10191 W. Sample Road, Suite #203 Coral Springs, FL 33065

**Phone: (954) 753-7966** Fax: (954) 753-1210 [www.jlpropertymgmt.com](http://www.jlpropertymgmt.com)

## **Delinquency Report: Dated 03.18.2019**

29	Collections of 385 Homes
07	Foreclosure
05	Certified Letter before Foreclosure
03	Lien
03	Bank Foreclosure (One has sale date of 04.29.2019 Auction))
01	Attorney Sent Demand Letter
09	Pay Plan

## **Management Summary:**

Projects Completed, Projects Pending, Online Applications implemented as of 01.2019 for Sale & Lease Applications (Paperless)

## **Fence Permit:**

Application Entered for Inspection Permit Issue of 2016 in Process

## **Tags:**

565 TAGS for Automated Entrance Access Distributed – 1/3 of Homeowners.

Community Update letter will be distributed in community and mailed to homeowners. May 2019 Inspections with violation letters to community. April 30 deadline for compliance.

LED Lighting / Lamp posts within common areas – project in process.

Board discussed rentals by homeowners to make an amendment for new owners stating they must live in their home from purchase date for two years before renting their home.

## Marbella Park Homeowners Association



**Marbella Park East** 8325 NW 197 Terrace, Hialeah, FL 33015

**diane@jlpropertymgmt.com**

**OFFICE: 786.309.6272**

C/o J & L Management, Inc. 10191 W. Sample Road, Suite #203 Coral Springs, FL 33065

**Phone: (954) 753-7966 Fax: (954) 753-1210 www.jlpropertymgmt.com**

### **Motion:**

**President:** Mr. Richard Woolf made a motion to make an amendment for new owners stating they must live in their home from purchase date for two years before renting their home.

**2<sup>nd</sup> :**

**Vice-President:** Mr. Joe Miller second the motion, All in Favor, **motion carried.**

### **Motion:**

**President:** Mr. Richard Woolf made a motion to not allow corporations to purchase homes adding to amendment.

**2<sup>nd</sup> :**

**Vice-President:** Mr. Joe Miller second the motion, All in Favor, **motion carried.**

### **Board Discussion:**

Access Gate Entry East and West – Attorney letter requested for West for compliance. Permit issue for gate address for WEST stated as delay for access system implemented for WEST.

**Circle Sculpture** – Due to maintenance and repair issues Board discussed removal of circle structure.

**Landscaping**-Landscaping discussion, removal of two dead palms and one dead Robellini with stump grinding. Ficus hedges near Sculpture, and pool area interior landscaping for removal.

**Lighting** withinpool area and electrical repairs of pump area pool deck, and pool entrance lighting.

## Marbella Park Homeowners Association



**Marbella Park East** 8325 NW 197 Terrace, Hialeah, FL 33015

**diane@jlpropertymgmt.com**

**OFFICE: 786.309.6272**

C/o J & L Management, Inc. 10191 W. Sample Road, Suite #203 Coral Springs, FL 33065

**Phone: (954) 753-7966 Fax: (954) 753-1210 www.jlpropertymgmt.com**

Pressure Cleaning: Recommend purchasing a hover pressure cleaning circular machine for larger surface access when cleaning.

Circle Sculpture – Due to maintenance and repair issues Board discussed removal of structure.

### **Motion:**

Secretary: Mr. Carlos Verde made a motion to remove the circle Sculpture  
**2<sup>nd</sup>:**

**Treasurer:** Mr. Frank Denoun second the motion, All in Favor **motion carried**

### **Motion:**

**Secretary:** Mr. Carlos Verde made a motion to approve the purchase of the hover circular pressure cleaner.

**2<sup>nd</sup>:**

**Treasurer:** Mr. Frank Denoun second the motion, All in Favor, **motion carried.**

### **Grievance Committee Vacancy (3):**

Two community members asked to join the grievance Committee:

Members are in good standing.

M. Barrillot

H. Rivero

### **Motion:**

President: Mr. Richard Woolf made a motion to accept Mr. M. Barrillot and Mr. H. Rivera as Grievance Committee Members.

**2<sup>nd</sup>:**

**Vice-President:** Mr. Joe Miller second the motion, All in Favor, **motion carried.**



# Marbella Park Homeowners Association



Marbella Park East 8325 NW 197 Terrace, Hialeah, FL 33015

diane@jlpropertymgmt.com

OFFICE: 786.309.6272

C/o J & L Management, Inc. 10191 W. Sample Road, Suite #203 Coral Springs, FL 33065

Phone: (954) 753-7966 Fax: (954) 753-1210 www.jlpropertymgmt.com

## Home Owner Concerns:

N/A

## ADJOURNMENT:

### Motion:

Secretary: Mr. Carlos Verde, made a motion to adjourn the meeting at 9:14 PM.

2<sup>nd</sup>:

President: Mr. Richard Woolf second the motion, All in Favor, **motion carried.**

**\*Next Board of Director Meeting Scheduled for May 15, 2019, Wednesday.**