

THE GABLES AT BONAVENTURE HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Meeting

September 23, 2019

Town Center

16690 Saddle Club Road

Weston, FL 33326

**MINUTES**

(July 15<sup>th</sup>. 2019)

Nestor Cardenas called the meeting to order at 7:34 P.M.

Quorum:

Nestor Cardenas, P., Present      Andy Ramudo, T., Present

Nathaniel Hamilton, VP., Present      Scott Gombar, S. Present

Patricia Ratkevich D. Present

Also Present: Attorney Lisa McGill, Julissa Caceres and 6 homeowners.

Scott reviewed the agenda. He read the Minutes for the July '19 Board of Directors Meeting and made a motion to accept the Minutes as read. Nestor seconded it and it was approved by all. Andy reviewed the Treasurer's Report and the Administrator report.

Nestor talked about the sidewalk and Swale issue. City of Weston argues that the Association is responsible for swales and sidewalks.

Attorney Lisa McGill explained possible rules related to fines for sidewalk and swales. She also explained that the Association could address any problems on properties except the roofs and Landscaping and then charge the owner for the cost. It works as follows: The homeowner is notified about the violation, after 30 days if it is not corrected, the case goes to the Fining Committee. Then, HOA can fix it and charge the homeowner back. HOA can fix violations with external contractors.

Lisa also explained that fences that already exist in the community might be fixed without any problem with the City of Weston unless a permit is submitted to it.

Nestor thanked Lisa for her visit and her service to the Association. Then he motioned to adjourn, Andy seconded it and it was approved by all.

Meeting was adjourned at 8:40 P.M.

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For the Board of Directors