Lake Martha Homeowners Association, No 2, Inc.
PO Box 4355 Miami Lakes, Florida 33014-0355
Message Center/Fax: 305-207-9242 E-Mail: manager@lakemarthahoa.org
Web Site: www.lakemarthahoa.org

MINUTES
Board of Directors Meeting
Tuesday, February 24, 2026

PRESENT: Larry Borman; John Baron; Steve Blanco; Maria Whittington; Armando Valdes

ABSENT: Marlene Diaz, Jean Newland ; Karina Noguera; Stephen Kane

STAFF: Doris Prado, CAM

GUESTS: Vidalis Martinez 7294 Jacaranda Ln; Wanda Palmer

I. QUORUM ESTABLISHMENT AND CALL TO ORDER
With a quorum of the membership present the Board of Directors meeting of Lake Martha Homeowners Association, No.2, Inc. was called to order on Tuesday February 24, 2026 at 7:35 PM. The meeting was held at the Miami Lakes Mary Collins Community Center, 15151 NW 82nd Ave, Miami Lakes.

II. INTRODUCTION OF GUESTS AND PURPOSE OF VISIT
□ Maria Whittington made a motion seconded by Armando Valdes to appoint Vidalis "Vicky" Martinez to the Board of Directors. Motion passed unanimously.

III. APPROVAL OF PREVIOUS MINUTES
□ John Baron made a motion seconded by Steve Blanco to approve the 1/15/26 meeting minutes as presented. Motion passed unanimously.

IV. REVIEW MODIFICATION APPROVAL REQUESTS
□ John Baron made a motion seconded by Maria Whittington to reaffirm approval for Wasserscheid 7330 Jacaranda Ln for 26 LF wood replacement. Motion passed unanimously.

V. FINANCIAL – APPROVAL OF BILLS FOR PAYMENT

□ John Baron made a motion seconded by Armando Valdes to approve payment of unpaid invoices for February $2,724.58 plus ACH payments to FPL $1,800.52. Motion passed unanimously.

VI. BUSINESS

Rodents Control Services - Several proposals were presented and reviewed.
□ Steve Blanco made a motion seconded by Armando Valdes to approve proposal received from The Pest Control Company for 50 boxes/locations and $349.50 monthly service , total annual cost $5,638.00 Motion passed unanimously.

Door Hangers-
□ John Baron made a motion seconded by Steve Blanco to approve draft sample presented and to order the supplies. Motion passed unanimously.

VII. COMMITTEE UPDATES

a) Lake Committee- Fountains Settings: 7 days week> On 10:15am , OFF 10:15pm. Lights ON 6:00pm, OFF 10:15pm. Miguel 954-304-7072 Office 561-532-4880

b) Newsletter Committee- John Baron will write an article for the newsletter about rodents control services.

VIII. ENFORCEMENT/BEAUTIFICATION COMMITTEE REPORT

IX. DIRECTIONS TO MANAGEMENT

1. Prepare newsletter draft.
2. Get proposal from Tigris to replace fountain timers with digital equipment.

X. ADJOURNMENT

□ John Baron made a motion seconded by Steve Blanco to adjourn the meeting at 8:33 PM.
Next Board of Directors meeting scheduled for Thursday, March 19, 2026 at 7:30 PM. Location: Miami Lakes Mary Collins Community Center 15151 NW 82nd AVE.