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
Thursday, April 16, 2026

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

ABSENT: Jean Newland ; Stephen Kane ; Vidalis Martinez

STAFF: Doris Prado, CAM

GUESTS: 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 Thursday April 16, 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

III. APPROVAL OF PREVIOUS MINUTES

□ Armando Valdes made a motion seconded by Maria Whittington to approve the 2/24/26 meeting minutes as presented. Motion passed unanimously.

IV. REVIEW MODIFICATION APPROVAL REQUESTS

□ John Baron made a motion seconded by Karina Noguera to reaffirm approval for Carmen Collazo 7008 Holly Rd to replace roof using Barcelona 900, color Gold Dust. Motion passed unanimously.

V. FINANCIAL – APPROVAL OF BILLS FOR PAYMENT

□ John Baron made a motion seconded by Steve Blanco to approve payment of unpaid invoices for March $6,821.01 plus ACH payments to FPL $1,714.75 and for April $2,608.33 plus ACH payments to FPL $1,749.43. Motion passed unanimously.

VI. BUSINESS

Trigris Proposals reviewed - Several proposals were presented and reviewed. Contracts expire on 8/31/26.

1)Lake Maintenance- $13,212.00 annual / $1,101.00 monthly.
2)Fountain & Aerators Quarterly Maintenance- $2,080.00 annual.
3)Timers- proposal to replace 4 digital timers for the fountains $881.57
4)Replacement of floater for fountain on Holly Rd $1,913.09

□ John Baron made a motion seconded by Steve Blanco to approve proposal for $1,913.09 to replace the fountain floater. 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.

c) Budget Workshop Committee- workshop scheduled first week in May at John Baron's house.

VIII. ENFORCEMENT/BEAUTIFICATION COMMITTEE REPORT

IX. DIRECTIONS TO MANAGEMENT

1. Send NOLA letters for accounts HR6912, LL7140 , JL7240 and RR14502. If payment is not received in 30 days, send to collections.

X. ADJOURNMENT

□ John Baron made a motion seconded by Steve Blanco to adjourn the meeting at 8:22 PM. Next Board of Directors meeting scheduled for Thursday, May 21, 2026 at 7:30 PM. Location: Miami Lakes Mary Collins Community Center 15151 NW 82nd AVE.