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, June 18, 2026

PRESENT: Larry Borman; John Baron; Steve Blanco; Maria Whittington; Armando Valdes; Stephen Kane ; Vidalis "Vicky" Martinez

ABSENT: Jean Newland ; Karina Noguera

STAFF: Doris Prado, CAM

GUESTS: Wanda Palmer , Carmen Collazo , Mike Anchia

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 June 18, 2026 at 7:43 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
□ John Baron made a motion seconded by Steve Blanco to approve the 4/16/26 meeting minutes as presented. Motion passed unanimously.

IV. REVIEW MODIFICATION APPROVAL REQUESTS

□ John Baron made a motion seconded by Steve Blanco to approve approval request received from to install a wood fence in patio and a metal horizontal style fence in front. 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 June $32,572.30 (includes transfer $14,400 to savings account) plus ACH payments to FPL $1,899.74. Motion passed unanimously.

VI. BUSINESS

Proposed 2026-2027 Budget-

□ Armando Valdes made a motion seconded by Steve Blanco to approve the proposed 2026-2027 budget as mailed to the owners. Wet Lots $518.36 and Dry Lots $405.61. Motion passed unanimously.

General Liability Insurance renewal-

□ Armando Valdes made a motion seconded by Steve Blanco to approve renewal of general liability policy $10,472.85. Motion passed unanimously.

Trigris annual contracts -

□ John Baron made a motion seconded by Steve Blanco to approve annual lake maintenance proposal for $13,212.00. Motion passed unanimously.

□ John Baron made a motion seconded by Steve Blanco to approve annual fountain maintenance proposal for $2,080.00. 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.

VIII. ENFORCEMENT/BEAUTIFICATION COMMITTEE REPORT

IX. DIRECTIONS TO MANAGEMENT

1. Send Statements to owners.

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, July 16, 2026 at 7:30 PM. Location: Miami Lakes Mary Collins Community Center 15151 NW 82nd AVE.