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, July 16, 2026

PRESENT: Larry Borman; John Baron; Steve Blanco (via Zoom); Maria Whittington; Armando Valdes;

ABSENT: Jean Newland ; Karina Noguera; Stephen Kane; Vidalis "Vicky" Martinez

STAFF: Doris Prado, CAM

GUESTS: Carmen Collazo , Stefanie Cabrera

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 July 16, 2026 at 7:37 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

□ John Baron made a motion seconded by Armando Valdes to appoint Carmen Collazo to the Beautification/Enforcement Committee. Motion passed unanimously.

III. APPROVAL OF PREVIOUS MINUTES

□ John Baron made a motion seconded by Steve Blanco to approve the 6/18/26 meeting minutes as presented. Motion passed unanimously.

IV. REVIEW MODIFICATION APPROVAL REQUESTS

□ John Baron made a motion seconded by Steve Blanco to approve request received from Fernando Juncadella 7205 Jacaranda Ln to replace concrete driveway with rectangular slabs and artificial grass. Motion passed unanimously.

□ John Baron made a motion seconded by Steve Blanco to approve request received from Allen Cuelli 14610 Dade Pine Ave to replace existing roof with a metal roof by Englert, color Mansard Brown. 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 July $2,966.83 plus ACH payments to FPL $1,821.84. Motion passed unanimously.

VI. BUSINESS

Dead Ducks on Holly Rd-
Issue was discussed and conclusion was reached that someone is poisoning the ducks.

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 the Chat group.

VIII. ENFORCEMENT/BEAUTIFICATION COMMITTEE REPORT

IX. DIRECTIONS TO MANAGEMENT

1. Contact Tigris about the aeration pumps.
2. Dropoff doorhangers to John Baron and Larry Borman.

X. ADJOURNMENT

□ John Baron made a motion seconded by Armando Valdes to adjourn the meeting at 8:13 PM.
Next Board of Directors meeting scheduled for Thursday, August 20, 2026 at 7:30 PM.
Location: Miami Lakes Mary Collins Community Center 15151 NW 82nd AVE.