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, August 20, 2026

PRESENT: Larry Borman; John Baron; Steve Blanco; Jean Newland; Maria Whittington; Armando Valdes; Stephen Kane; Karina Noguera

ABSENT: Vidalis "Vicky" Martinez

STAFF: Doris Prado, CAM

GUESTS: Susan Shelton, Christine Tricoli, Wanda Palmer, Karen Ainsworth, Susie Rowsell, Charles Tumelty, Eric Brandon

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 August 20, 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

III. APPROVAL OF PREVIOUS MINUTES

□ Steve Blanco made a motion seconded by Karina Noguera approve the 7/16/26 meeting minutes as presented. Motion passed unanimously.

IV. REVIEW MODIFICATION APPROVAL REQUESTS

□ John Baron made a motion seconded by Steve Blanco to approve request received from Ken Badziak 7244 Jacaranda Ln to replace roof tiles with Barcelona 900, color Gold Dust. Motion passed unanimously.

□ John Baron made a motion seconded by Steve Blanco to approve request received from Ken Badziak 7244 Jacaranda Ln to replace the flat roof over the garage and back patio areas. Motion passed unanimously.

□ John Baron made a motion seconded by Steve Blanco to approve request received from Gina Vargo
14612 Rosewood Rd to replace double French door and sliding glass doors. Motion passed unanimously.

□ Armando Valdes made a motion seconded by Steve Blanco to approve request received from Jose Aviles 7250 Jacaranda Ln to replace driveway with concrete rectangular slabs. 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 August $3,953.73 plus ACH payments to FPL $1,418.37. Motion passed unanimously.

VI. BUSINESS

Gratigny Parkway Expansion project at NW 67 Ave- Karina Noguera
Issue was discussed with the Board and those present.

Perimeter wall painting schedule for this November.

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. Contact Tigris about the aeration pump for Holly Rd.

X. ADJOURNMENT

□ John Baron made a motion seconded by Armando Valdes to adjourn the meeting at 8:16 PM.
Next Board of Directors meeting scheduled for Thursday, September 17, 2026 at 7:30 PM.
Location: Miami Lakes Mary Collins Community Center 15151 NW 82nd AVE.