



KINGS CREEK VILLAGE ASSOCIATION
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KCVA REGULAR BOARD MEETING

January 22, 2024, 7:30 PM

COMMUNITY CENTER CLUBHOUSE

BOARD MEMBERS ATTENDANCE

Breeden, Alma	Townhouses
Avedano, Alejandra	Village of Kings Creek
Bean, Lillian	Village of Kings Creek
Corona, Lourdes	Village of Kings Creek
Perez-Arias, Pablo	Single Family Homes
Muniz, Jessica	Camino Court
Moore, Pilar	Shopping Center (arrived by item 8.1)

BOARD MEMBERS ABSENT

Seipp, Phil	Camino Circle
Campuzano, Vitto	Townhouses

PROPERTY MANAGEMENT

Mariafernanda Vera – KCVA Office Manager

GUESTS:

1. WELCOME AND CALL TO ORDER

Alma Breeden started the meeting at 7:30 PM and welcomed Board members and guests. After roll call, she announced a quorum was present and called the meeting to order.

2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING

Alma Breeden reported that the meeting was posted at the KCVA Community Center, the KCVA website and sent to each sub association 48 hours prior to the meeting.

3. APPROVAL OF AGENDA – APPROVED UNANIMOUSLY

Motion made by **Alma Breeden**, seconded by **Alejandra Avedano**. Approved unanimously.

4. APPROVAL OF NOVEMBER 8, 2023, REGULAR MEETING MINUTES – APPROVED UNANIMOUSLY

Motion made by **Pablo Perez-Arias**, Seconded by **Lourdes Corona**. Approved unanimously.

5. APPROVAL OF NOVEMBER 8, 2023, CLOSED MEETING MINUTES – APPROVED UNANIMOUSLY

Motion made by **Pablo Perez-Arias**, Seconded by **Lourdes Corona**. Approved unanimously.

6. ARCHITECTURAL AND LANDSCAPE VARIATION REQUESTS SINCE LAST MEETING–
6.1. None

7. RATIFICATION OF “PRE-APPROVED” REQUESTS SINCE LAST MEETING – APPROVED UNANIMOUSLY

List attached. Reviewed and motion made to ratify all “pre-approved” requests. Motion made by **Jessica Muniz**, Seconded by **Lillian Bean**. Approved unanimously.

8. REPORTS

8.1. **2023 Financial & Investment Report** – Highlights Presented by Pablo Perez-Arias, Treasurer, including \$20,800 improvement in 2023 interest income vs \$200 in 2022. See attached. Treasurer recommended goals for 2024 for Board Consideration.

8.1.1. Improve account tracking, form coding to monthly financial statements

Treasurer suggested looking into QuickBooks as an option.

8.1.2. Continue project to improve reserve funding and valuation

8.1.3. Contracts for Accounting Services and 2023 Audit

8.2. **Urban Development Committee** – Alma Breeden, Luis Valdes update: no news to report.

8.3. **Managers’ Report** - Mariafernanda Vera reviewed attached Managers’ report.

8.4. **Sub-Association Reports:** No reports from sub-associations

9. OLD BUSINESS

9.1. **2022 Audit** – Previously shared with Board Members via email. Presented by Pablo Perez-Arias, Treasurer. No substantial findings and no concerns from auditor.

9.2. **Auditor Plan for 2023 Fiscal Year** – Pablo Perez-Arias, Treasurer will look for options and contract for 2023 to present to Board of Directors.

9.3. Approval of 2024 Annual Budget - APPROVED UNANIMOUSLY

Motion made to approve budget previously presented at November 8, 2023 Meeting.

Motion made by **Lourdes Corona**, seconded by **Lillian Bean**. Approved unanimously.

9.4. **General and Architectural Rules Update to New Laws** – Board previously deferred to 2024. Will be discussed in 2024.

9.5. **Mandatory Registration and Email Policy** – Board previously deferred to 2024. Will be discussed in 2024.

9.6. **Violation and Fining Rules Policy** – Board previously deferred to 2024. Will be discussed in 2024.

9.7. **Miami Dade Accessory Dwelling Ordinance Discussion 11/15/23** – Board previously deferred to 2024. Will be discussed in 2024.

10. NEW BUSINESS

10.1. **Recognition of outgoing 2023 Board Members**

10.1.1. **Townhouses** – Alma Breeden, Vito Campuzano. Great job by both. Special thanks to Alma Breeden for years of selfless, and often thankless, service to KCVA. Alma improved KCVA in too many ways to count and will be missed.

10.1.2. **Village of King's Creek** – Mireya Villaverde. Special thanks to for years of selfless, and often thankless, service to KCVA. Mireya improved KCVA in too many ways to count and will be missed.

10.2. **Confirmation of New 2024 Board Members**

10.2.1. **Townhouses** – Marelu Essig

10.2.2. **Townhouses** – Silvia Mendive

10.2.3. **Village of Kings Creek** – Lillian Bean (confirmed in previous meeting)

10.2.4. **Single Family Homes** – Pablo Perez-Arias (confirmed in previous meeting)

11. OPEN FORUM

12. MOTION TO ADJOURN – APPROVED UNANIMOUSLY

Motion made to adjourn by **Jessica Muniz**, seconded by **Alejandra Avedano**. Approved unanimously.

The meeting was adjourned at 8:45PM.

Minutes Prepared by:

Secretary Kings Creek Village Association

Attachments:

1. List of pre-approved Architectural and Landscape Requests
2. 2023 Financial and Investment Report
3. Managers' Report
4. 2024 Final Budget