



KINGS CREEK VILLAGE ASSOCIATION  
8333 S.W. 81 Avenue  
Miami, FL 33143  
(305) 279-2101  
[kcvaoffice@kcvamiami.com](mailto:kcvaoffice@kcvamiami.com)

### KCVA BOARD MEETING AGENDA

Kings Creek Village Community Center Building  
Wednesday, 04 December 2024, 7:00 PM

1. CALL TO ORDER
2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING
3. ROLL CALL
4. APPROVAL OF 6 NOVEMBER 2024 BOARD MEETING MINUTES
5. ARCHITECTURAL AND LANDSCAPE REQUESTS - NONE
6. RATIFICATION OF "PRE-APPROVED" REQUESTS SINCE LAST MEETING - NONE
7. REPORTS - NONE
8. OLD BUSINESS
  - 8.1. 2025 ORGANIZING MEETING MOVED FOR IMPROVED TRANSITION. *AS A REMINDER, ANNUAL MEETING STILL NEEDED 27 JANUARY 2025*
    - 8.1.1. CHANGES TAKE EFFECT 1 JANUARY 2025.
    - 8.1.2. BOARD DIRECTORS' NOMINATIONS BY SUB-ASSOCIATIONS
    - 8.1.3. ELECTION OF BOARD OFFICERS
      - PRESIDENT
      - VICE-PRESIDENT
      - TREASURER
      - SECRETARY

NOTICE OF MEETINGS IS POSTED 48 HOURS IN ADVANCE OF THE MEETING ON THE COMMUNITY CENTER BULLETIN BOARD, PROMINENT LOCATIONS AT SUB-ASSOCIATIONS AND THE KCVA WEB-SITE. EMERGENCY MEETINGS POSTED AT LEAST 48 HOURS IN ADVANCE WHENEVER POSSIBLE. KCVA BOARD MEMBERS AND STAFF MAY SUBMIT AGENDA ITEMS NO LESS THAN ONE BUSINESS WEEK IN ADVANCE OF DATE THE MEETING AND AGENDA ARE POSTED. HOMEOWNERS MAY SUBMIT AGENDA ITEMS DIRECTLY TO THE BOARD FOR THE JANUARY ANNUAL MEETING. MEETINGS ARE CONDUCTED BY MODIFIED ROBERTS RULES. OPEN FORUM DISCUSSION LIMITED TO 2 MINUTES PER PERSON PER AGENDA ITEM.



KINGS CREEK VILLAGE ASSOCIATION  
8333 S.W. 81 Avenue  
Miami, FL 33143  
(305) 279-2101  
[kcvaoffice@kcvamiami.com](mailto:kcvaoffice@kcvamiami.com)

## **9. NEW BUSINESS**

9.1. BENEFICIAL OWNERSHIP INFORMATION REPORTING (BOIR) REQUIRED BY 31  
DECEMBER 2024

9.1.1. FINANCIAL CRIMES ENFORCEMENT NETWORK (FINCEN) – US TREASURY

9.1.2. ALL BOARD MEMBERS AND OFFICERS (MEMBERS DOES IT FOR KCVA)

9.1.3. \$500 A DAY FINE STARTING 1 JANUARY 2025

9.2. PADRON, MONTORO & HARTNEY NEW ENGAGEMENT LETTER AND PRICING FOR  
2025

9.3. JAMES LANDSCAPING CONTRACT RENEWAL AND NEW PRICING

9.4. ANDRES (ANDY) QUINTANA, BNP GROUP (SECURITY COMPANY) CEO, INVITED TO  
PRESENT

## **10. OPEN FORUM AND OWNER REQUESTED AGENDA**

## **11. ADJOURNMENT**

NOTICE OF MEETINGS IS POSTED 48 HOURS IN ADVANCE OF THE MEETING ON THE COMMUNITY CENTER BULLETIN BOARD, PROMINENT LOCATIONS AT SUB-ASSOCIATIONS AND THE KCVA WEB-SITE. EMERGENCY MEETINGS POSTED AT LEAST 48 HOURS IN ADVANCE WHENEVER POSSIBLE. KCVA BOARD MEMBERS AND STAFF MAY SUBMIT AGENDA ITEMS NO LESS THAN ONE BUSINESS WEEK IN ADVANCE OF DATE THE MEETING AND AGENDA ARE POSTED. HOMEOWNERS MAY SUBMIT AGENDA ITEMS DIRECTLY TO THE BOARD FOR THE JANUARY ANNUAL MEETING. MEETINGS ARE CONDUCTED BY MODIFIED ROBERTS RULES. OPEN FORUM DISCUSSION LIMITED TO 2 MINUTES PER PERSON PER AGENDA ITEM.