



**KINGS CREEK VILLAGE ASSOCIATION**  
8333 S.W. 81 Avenue  
Miami, FL 33143  
(305) 279-2101

**KCVA ANNUAL BOARD MEETING AGENDA**  
Kings Creek Village Community Center Building  
Wednesday, 12 March 2025, 7:00 PM

- 1. CALL TO ORDER**
- 2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
- 3. ROLL CALL**
- 4. APPROVAL OF 27 JANUARY BOARD MEETING MINUTES**
- 5. ARCHITECTURAL AND LANDSCAPE REQUESTS**
- 6. RATIFICATION OF “PRE-APPROVED” REQUESTS SINCE LAST MEETING**
- 7. REPORTS**
  - 7.1. MANAGER’S REPORTS – Mariafernanda Vera
    - 7.1.1. MANAGER’S REPORT
    - 7.1.2. VIOLATIONS
    - 7.1.3. OFFICIAL INFORMATION REQUESTS
  - 7.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias
    - 7.2.1. LATEST AVAILABLE MONTHLY STATEMENTS
  - 7.3. SUB-ASSOCIATION REPORTS
- 8. OLD BUSINESS**
  - 8.1. SECURITY COMPANY (BNP) REPORT
  - 8.2. CAPITAL PROJECTS FOR 2025
    - 8.2.1. Clubhouse tennis courts’ lights
    - 8.2.2. SW 82<sup>nd</sup> Street wooden fences, phase 1
- 9. NEW BUSINESS**
  - 9.1. LETTER FROM DENNIS EISINGER, KCVA ATTORNEY, TO BOARD MEMBERS
- 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.