



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

### **KCVA BOARD MEETING AGENDA**

Kings Creek Village Community Center Building  
Wednesday, 15 October 2025, 6:00 PM

- 1. CALL TO ORDER**
- 2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
- 3. ROLL CALL**
- 4. APPROVAL OF 2 APRIL 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. SET-UP OF VIOLATIONS AND FINES COMMITTEE(S) – UPDATE
- 9. NEW BUSINESS**
  - 9.1. PROPERTY INSURANCE RENEWAL
    - 9.1.1. Karlene Lawrence (HUB)
  - 9.2. 2026 BUDGET
    - 9.2.1. Joe Montoro (Padron, Montoro and Hartney)
    - 9.2.2. Pablo Perez-Arias
  - 9.3. KCVTA (Townhouse Assoc) LEGAL BILL
- 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.