



**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  
Monday, 26 January 2026, 7:30 PM

- 1. CALL TO ORDER**
- 2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
- 3. ROLL CALL**
- 4. APPROVAL OF 15 OCTOBER 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 FINANCIAL STATEMENT
  - 7.3. SUB-ASSOCIATION REPORTS - NONE
- 8. OLD BUSINESS**
  - 8.1. RATIFICATION OF 2026 BUDGET
    - 8.1.1. \$54.00 per month full unit assessment
  - 8.2. ASPHALT TAR SEALING OF CLUBHOUSE DRIVEWAY AND PARKING

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.



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**9. ELECTION OF 2026 BOARD MEMBERS AND OFFICERS - INCUMBENTS LISTED BELOW**

- 9.1. CAMINO COURT - Jessica Muniz
- 9.2. CAMINO CIRCLE - Phil Seipp
- 9.3. SINGLE FAMILY HOMES – Pablo Perez-Arias (President)
- 9.4. SHOPPING CENTER - Pilar Moore
- 9.5. TOWNHOUSES
  - 9.5.1. Marelú Essig
  - 9.5.2. Marta Hernandez
- 9.6. VILLAGE OF KINGS CREEK
  - 9.6.1. Lillian Bean (Vice-President)
  - 9.6.2. Lourdes Corona
  - 9.6.3. Mireya Villaverde (Treasurer)

**10. NEW BUSINESS**

- 10.1. CAPITAL PROJECTS FOR 2026

**11. OPEN FORUM AND OWNER REQUESTED AGENDA**

**12. ADJOURNMENT**

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