



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, 7 October 2026, 6:30 PM

- 1. CALL TO ORDER**
- 2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
- 3. ROLL CALL**
- 4. APPROVAL OF 28 MAY BOARD MEETING MINUTES**
- 5. REPORTS**
 - 5.1. MANAGER'S REPORTS – Mariafernanda Vera
 - 5.1.1. MANAGER'S REPORT
 - 5.1.2. VIOLATIONS - None
 - 5.1.3. OFFICIAL INFORMATION REQUESTS - None
 - 5.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias
 - 5.2.1. LATEST AVAILABLE MONTHLY FINANCIAL DOCUMENTS
 - 5.3. SUB-ASSOCIATION REPORTS - None
- 6. ARCHITECTURAL AND LANDSCAPE REQUESTS**
 - 6.1. RATIFICATION OF "PRE-APPROVED" REQUESTS SINCE LAST MEETING
 - 6.2. REQUESTS REQUIRING BOARD APPROVAL - None
- 7. OLD BUSINESS**
 - 7.1. CAPITAL PROJECTS FOR 2026
 - 7.2. LAWN CARE CLEAN-UP LETTER SENT
 - 7.3. MAINTENANCE TRUCK REPLACEMENT VS REPAIRS
- 8. NEW BUSINESS**
 - 8.1. 2027 BUDGET
 - 8.1.1. SECURITY (BNP) INCREASE
 - 8.1.2. INSURANCE (HUB) INCREASE
 - 8.1.3. RECOUPING SHOPPING CENTER ISSUE COSTS TO DATE
- 9. OPEN FORUM AND OWNER REQUESTED AGENDA**
- 10. 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.