



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

KCVA BOARD MEETING AGENDA *MINUTES*
Kings Creek Village Community Center Building
Thursday, 28 May 2026, 6:30 PM

PLEASE NOTE THAT
AGENDA IS IN THIS FONT
AND
MINUTES ARE IN THIS FONT

1. CALL TO ORDER

Meeting called to order at 6:53PM.

2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING

Notice posted timely, verified by P Perez-Arias.

3. ROLL CALL

In attendance : A Avedano, M Essig, J Muniz, P Pardo, and P Perez-Arias. Quorum achieved with five (5) members.

4. APPROVAL OF 26 JANUARY BOARD MEETING MINUTES

Approval motion by J Muniz, seconded by P Perez-Arias. Minutes approved unanimously.

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

P Perez-Arias reviewed the Manager's Report. No violations nor official Information Requests for Board review.

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5.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias

5.2.1. LATEST AVAILABLE MONTHLY FINANCIAL DOCUMENTS

P Perez-Arias reviewed excerpts from the latest (30 April 2026) bank and brokerage accounts. P Perez-Arias reviewed the April 2026 financial statements.

5.3. SUB-ASSOCIATION REPORTS – None

No sub-association reports.

Luis Valdes, who leads our efforts regarding the Shopping Center, along with Alma Breeden reported the following :

“Majorca’s Pilar Moore said:

1. Majorca has received two minor compliance requests from ADA, and they will make the necessary work so they are in full compliance. That work will likely start in June.

2. Majorca is not planning on starting any property development work until sometime next year.

3. All tenant locations in the Shopping Center property are leased, and each has its tenant operating from their location. Pilar also says that all tenants are pleased with Majorca.

4. Pilar said that Dr. Orbay has said that in the event that any offer to buy this property is received, it may be subject to up to 1 year of due diligence.

5. Pilar is not attending tonight’s KCVA Board meeting.

I have not seen any plans, drawings, or related materials on the Miami-Dade County website. “

6. ARCHITECTURAL AND LANDSCAPE REQUESTS

6.1. RATIFICATION OF “PRE-APPROVED” REQUESTS SINCE LAST MEETING

Pages 12 of the information packet lists architectural requests reviewed during KCVA’s regular course of business, as they met all requirements. P Perez-Arias moved to approve, J Muniz seconded. The motion passed unanimously.

6.2. REQUESTS REQUIRING BOARD APPROVAL – None

No requests requiring Board approval.

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7. OLD BUSINESS

CAMINO CIRCLE BOARD REPRESENTATIVE

P Pardo will continue serving KCVA on behalf of Camino Circle.

7.1. BOARD SECRETARY

Item deferred to a future meeting.

7.2. CAPITAL PROJECTS FOR 2026

Replacement of Clubhouse pool area fence with new fence motioned by P Perez-Arias and seconded by P Pardo. Approved unanimously. Three (3) proposals will be brought to a future Board Meeting for review, approval, and vendor selection.

7.3. STORAGE BUILDING (WEST END OF GREENBELT) WALL MAINTENANCE PROJECT

Item deferred to a future meeting.

8. NEW BUSINESS

8.1. STORM DRAINAGE

8.1.1. COUNTY CHECK AND CLEANING – APRIL 2026

8.1.2. LAWN CARE CLEAN-UP

P Perez-Arias reported on County's checking of storm drains in late April, about a week after a sever rainstorm, which flooded some single-family homes (SFH) and townhouses. County employee told P Perez-Arias that clogged drains are the main source of flooding and, that most drains are clogged by yard waste and lawn care debris. It could also be construction debris but that does not appear to be the case at KCVA.

P Perez-Arias reported to the Board that notices would go out to SFHs and sub-associations, to request that all lawn care and landscaping include picking up of all debris and waste, regardless if it's done by the homeowner, resident, or contractor.

8.2. MAINTENANCE TRUCK REPLACEMENT VS REPAIRS

P Perez-Arias reported that the KCVA owned pickup truck, used for maintenance, needed repairs likely to exceed its value of approximately \$2,000. If the repairs exceed \$1,000, P Perez-Arias recommends replacing the vehicle. There are \$29,528 in the Reserve Fund, to replace the vehicle. P Perez-Arias motioned for approval to replace the vehicle with a like

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vehicle, should the repairs exceed \$1,000. The new vehicle's cost cannot exceed the \$29,528 in the Reserve Fund for that purpose. J Muniz seconded the motion, which passes unanimously.

9. OPEN FORUM AND OWNER REQUESTED AGENDA

There was no owner requested agenda items.

10. ADJOURNMENT

The meeting adjourned at 8:02PM.

P Perez-Arias stayed behind to speak with guests that had questions or comments.

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