

KPHA Meeting
February 18, 2021 7:00 pm ~ Via Zoom

Directors in Attendance	Directors Not in Attendance	Members in Attendance	Guests
Karen DeLeon	Jermey Badian	Jessica Wolland	Ervin Peretz
Jeff Sharmat	Steve Bass	Linda Trupia	Chief Larry Juriga
Eddie Molliner	Armando Romero	Stephen Sullivan	City Manager Theresa Therilus
Carol Keys	Sandy Marks	Chris ???	Councilman Scott Galvin
Silivia Bomio		Laura Monges	Code Enfocemert Director Krystal Patterson
Amy Link			Kassandra Timthoe
Robin Tisdahl			
Steve Pasternack			

Call to Order

Meeting began at 7:00 and was called to order by Karen DeLeon, President of KPNA.

Charter Boat Rental Issue

Neighbors have complained to Code Enforcement and the North Miami Police regarding a suspected Charter Boat business operating. The property is a long-term rental owned by an out-of-state owner. The owner came to the meeting to hear from neighbors and to give his account of the situation. The Owner says he will work alongside City officials to come to a resolution to the matter, it could be a non-renewal of the tenant's lease in August. Additionally, the owner asked that more evidence and information be provided to him. Police Chief Juriga and Code Compliance Interim Director Krystal Patterson advised KPNA and the Owner that they would continue to work on this issue.

Police/Code Compliance Report

Chief Jurigia: Thanked homeowners for their continued support and keeping watchful eyes in ongoings throughout the neighborhood and the City. Crime is down 20% this year as to date and that is with last year being a record low. He reminded residents "If you see something, say something."

Code Compliance Interim Director Krystal Patterson: Informed residents that there is a requirement to obtain proper licenses to operate a home-based business. Residents need a City of North Miami tax receipt and Certificate of Use. Krystal also thanked residents for being

vigilant regarding items that arise throughout the neighborhood. There are many compliance issues that are being resolved and still more to contend with. She reminded residents that landscapers are required to bag and haul away yard waste. Also, there is a new Code Enforcement Officer, Jose Perez, assigned to Keystone Point. Finally, on July 1st a new State law will come into effect that prohibits code complaints to be submitted anonymously. The advice for residents hoping to remain anonymous is for residents to submit complaints to KPNA for submittal.

A resident asked about increasing enforcement and perhaps giving warnings to residents for having trash cans and collections of bulk trash on the curb earlier than the 24-hour window. — City Manager Theresa Therlius said her office is aware of these issues across the City and it is going to work alongside City Council to find solutions and more information will be presented at the new KPNA meeting.

Carol Keys mentioned that Waste Pro was supposed to be putting forward an educational brochure regarding trash dos and don'ts as part of their new contract, yet it hasn't happened. Ms. Therlius informed residents that she is aware of this and is working with Waste Pro to get a timeline for outstanding items.

A resident asked about how to get a replacement trash bin from ones that are damaged, residents need to email codecomplaint@cityofnorthmiami.gov to acquire one.

Honoring Bob Pechon

Scott Galvin has proposed that Bob be inducted into the Citizens Hall of Fame. It will be placed at the City Council meeting on Tuesday, May 25. Many attendees spoke about the dedication Bob had to the city and to KPNA. He will be missed and we are grateful for his service.

Minutes Approval

This will be tabled to the June meeting.

Insurance/Status of Name Change

The Name change from Keystone Point Homeowners Association to Keystone Point Neighbors Association is complete. KPNA is still working towards acquiring a full coverage insurance policy.

Election and Runoff

Voter turnout amongst the City was lower than usual but was exceptionally low in Keystone Point despite major efforts from KPNA. Early voting takes place from Monday, May 24 to Sunday, May 30. Election Day is Tuesday, June 1.

Treasures Report

There is an additional \$6,250 in membership dues that were received prior to 2/1/2021. Expenses were for insurance needs, Printing and Reproduction (GOTV items), State Corp Filing (Name Change), and Sunshine fund (bereavement items in honor of Bob Pechon)

8:58 AM
05/20/21
Cash Basis

Keystone Point Homeowners Association
Profit & Loss
February 1 through May 20, 2021

	Feb 1 - May 20, 21
Ordinary Income/Expense	
Income	
Membership Dues	1,625.00
Total Income	1,625.00
Gross Profit	1,625.00
Expense	
Monthly Board Meetings	126.40
Operational Expenses	
Insurance Expense	77.00
Printing and Reproduction	371.98
State Corp Filing	96.25
Sunshine Fund	177.80
Total Operational Expenses	723.03
Total Expense	849.43
Net Ordinary Income	775.57
Net Income	775.57

2nd Vice President and Government Position

The loss of Bob Pechon leaves this critical office vacant. Carol Keys has agreed to assist in providing information about Governmental Affairs until a new individual can be elected. Karen motioned to allow Carol to serve as interim 2nd VP until one can be elected. Steve the Pasternack 2nd the motion. The motion was unanimous.

Removal of Board Member: Karen DeLeon shared the email sent to Frank Wolland on April 22nd in which all board members were copied:

Hi Frank,

We have missed you at our KPHA meetings; if I am not mistaken, all of them.

Per the bylaws:

SECTION 3-D: ABSENCES:

In the event of two consecutive absences from a Board meeting by any Director or Officer, that Director or Officer's position will be vacated by operation of these By-Laws.

Obviously, you are always welcome to attend the meetings. If you wish to return to the board, let us know and we will put you on the agenda.

I wish you well and hope your absences are due to just life being too darn busy!

Regards,

Karen

Guard Gate Update

Karen requested that someone take this over, Bob Pechon had been handling this issue. The contract needs to be updated every 5 years and the most recent update was Wednesday, May 19, 2021.

FAA

To date, no mediation has taken place. However, the Noise Abatement Committee is going to present the issue to County Commissioners at their next meeting on June 2. KPNA is asking Council Scott Galvin to present the findings of the Noise Abatement Committee to Commissioner Sally Heyman. Next Gen is scheduled to take full effect on August 1, 2021.

WatchList

Johnson and Wales — The land has been purchased and is being pieced meal sold off. Academica has purchased the old hospital building and the adjacent parking lot. They will be coming before City Council for a conditional use permit to operate a dual enrollment learning center. The city will continue to work towards gaining emergency vehicle access on the portion of 126th to 127th street that J&W closed. There is a curb that prevents vehicles from accessing the road and it leaves little access for emergency vehicles and/or traffic congestion. Carol Keys requested residents to attend the Council meeting to voice concerns.

White House Inn — To date, no new zoning requests have been filled however it is anticipated that such requests are soon forthcoming. Resident involvement will be critical in this effort moving forward.

Adjournment

The meeting was adjourned at 8:08 pm. Carol Keys made the motion and Amy Link seconded. The motion was unanimous.

Respectfully submitted,

Robin Tisdahl, Acting Secretary