

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

Directors in Attendance	Directors Not in Attendance	Guests
Steve Bass	Jermey Baudin	Jessica Wolland
Silvia Bomiio	Frank Wolland	Gail Cornblum
Karen DeLeon	Armando Romero	Stuart Cornblum
Carol Keys		I. Trupia
Sandy Marks		Hal Richman
Eddie Molliner		Chief Larry Juriga (NM Police)
Bob Pechon		Krystal Patterson (NM Code)
Robin Tisdahl		Maureen Swan
Amy Link		
Steve Pasternack		
Jeff Sharmat		

Call to Order Karen DeLeon, President, called the meeting to order at 7:00 pm.

Police/Code Compliance (Chief Juriga & Krystal Patterson reporting):

- Crime is down - but still need to lock cars. Thieves are entering KP in high-end vehicles and all they need to look for the models of cars in which the driver rearview window folds in to determine if a car is locked. This issue is occurring everywhere - even in private, gated communities.
- Boat charters and boat rentals of any type are illegal in KP. If you see it, call (305) 891-8111 and report “illegal boat charter going out” with as much info about the boat type, location, etc. If water-patrol is available, they will check it out. Videos and photos are always helpful.
- If you hear gun shots, call it in (305) 891-8111
- Feb 28, 2021 - gun buy-back program. They will send us a flyer to blast

Minutes Approval: postponed until March meeting.

Budget Draft Presentation of proposed budget for 2021 fiscal year by Karen DeLeon & Sandy Marks— There are no significant changes to line items nor varying amounts from years past with the exception of 2020. KPNA did have a loss of revenue due to refunding vendors from the canceled 2020 Chili Cook Off.

A question was asked about a line item for the FAA of \$1500. Karen DeLeon explained that the funds were used to assist in the fees for the attorney hired by Indian Creek Village. Steve then recommended to have a line item of \$2000 added as an Emergency Fund for FAA issues that may arise quickly giving Karen the ability to maneuver on behalf of KPNA. The item was added

as part of the complete budget approval question for voting. Sandy Marks made a motion to approve the budget with the additional line item. Eddie Molliner seconded the motion. The motion was approved in an unanimous vote.

Insurance Jeff Sharmat and Bob Pechon have been working on a new policy as the present policy is not correct for our type of association. Present insurance expires March 22, 2021.

Name Change and Proposed Amendments to the Bylaws As a result of the dismissed civil suit it was suggested that the Association remove the words Homeowner's Association from the name. The new name suggested is Keystone Point Neighborhood Association. A member informed the Board that the name change will have to go through the state SunBiz website and make changes to the non-profit status.

Removal of the words safety and security from the bylaws — These terms are not necessary because the Association does not provide these items and has no need to do so as the Association does not own any property. During the review and discussion of safety and security changes a question was asked about the mention of health. It was pointed out that "health" is pertinent to the KPNA Bylaws because it is an obligation of the association to inform members of any known item that could potentially negatively impact residents. Examples: Increased overhead airplane activity and the recent red algae bloom

Eligibility to become a member of KPNA — Proposed to change the eligibility requirements to become a member of KPNA from one month or 30 days to Three months. Through discussion the Board had consensus and agreed to change the language to three months.

- Rationale: In an effort to become consistent with the definition of a tenant in the City of North Miami, changing eligibility from one month to three months of residency. There was discussion about the validity of tenants being members of KPNA, it was defined that if you live in the neighborhood you are entitled to become a member despite ownership.

Eligibly to become a Director of the Board — Proposed to change the time for eligibility from one month to 3, 6, or 12 months. During discussion it was asked about the validity of tenants serving as Directors. The By-Laws currently state any member is eligible if they have lived in the neighborhood for at least 30 days or one month. Through discussion the Board had consensus and agreed to leave the 30 day minimum.

Conflicts of Interests — Proposed to add a guidance regarding conflicts of interest pertaining to KPNA issues. Through discussion and consensus it was proposed to:

- (1) define a conflict of interest as any community member who would benefit from an issue that is not shared by other members;
- (2) ask that all Directors, Members and Guests disclose any conflicts prior to speaking on KPNA issues;
- (3) provide the presiding officer the discretion to address the conflict and/or put it to a vote of the Executive Committee.

How to Amend the Bylaws — Proposed to change the votes needed to pass changes to the Bylaws from a 50% majority to 60%. Through a discussion and a motion by Sandy Marks and a second by Eddie Molliner the changes to the Bylaws will require 60%.

All Proposed changes were shown via Zoom screen share and were put to a vote in a single motion made by Eddie Molliner and seconded by Sandy Marks. Board voted unanimously to accept changes.

FAA

- Along with 6 other cities, our case is going in the 11th Circuit Court. We are presently in the mediation stage. No date has been set yet for the mediation.
- The FAA continues to contend that there are no real sound issues, however the Environmental Assessment is severely biased and flawed.
- Gail Cornbluem informed the meeting that Jared Kushner has joined in the FAA dispute
- Karen DeLeon reminded everyone to use the 305-876-Plane (7526) noise@miami-airport.com number and leave messages about planes overheard during the occurrence.
- The city attorney has requested we share the results of a 2015 FAA with residents in order to populate feedback on the website.

WatchList

Johnson and Wales — As to date, J&W has not released information about potential buyers. Carol Keyes and other council members are hoping to the City will have an opportunity to purchase the Recreational Center currently on the campus. Members of the Board are looking into potential means to re-acquire streets. No actionable items were proposed or taken at this time by the Board.

White House Inn — As to date, no new zoning requests have been filled however it is anticipated that such requests are soon forthcoming. A member of the Board asked for support in having City Council Candidates in the upcoming May 2021 elections to sign a “no vertical increase” pledge. Karen DeLeon asked Steve Bass to write up a history of the White House Inn so it can be provided to members of KPNA. No actionable items were proposed or taken at this time by the Board.

Three Story Homes — A member brought the building of a new 3-story home being built on one of the Coronados. The member expressed a concern that such structures do not fit within the neighborhoods current aesthetic. The past and current zoning was discussed. No actionable items were proposed or taken at this time by the Board.

New Business

Candidate Forum — This year there will not be a traditional candidate forum due to COVID-19. KPNA will instead create a candidate questionnaire composed of questions from KPNA members exclusively. However, we will consider having a forum for when there is run-off, which is expected in District 2 and possibly for mayor. No time was assigned as to when questions are due or when questionnaires will be given to candidates.

Adjournment

The meeting was adjourned at 8:57 pm. Sandy Marks made the motion and Carol Keyes seconded. The motion was unanimous.

Respectfully submitted,

Robin Tisdahl, Acting Secretary