

**KPHA Meeting**  
**May 20, 2021 7:00 pm ~ Via Zoom**

<b>Directors in Attendance</b>	<b>Directors Not in Attendance</b>	<b>Others</b>	<b>Others</b>
Karen DeLeon	Jeremy Baudin	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
Silvia Bomio		Laura Monges	Code Enforcement 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 from \_\_\_ address? \_\_\_\_\_. 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 ongoing 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 to be 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](mailto: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 discussed 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 and, meanwhile, remains self-insured.

## **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 Monday, May 24 - Sunday, May 30. Election Day is Tuesday, June 1.

<b>Keystone Point Homeowners Association</b>	
<b>Profit &amp; Loss</b>	
<b>February 1 through May 20, 2021</b>	
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	<u>Feb 1 - May 20, 21</u>
Ordinary Income/Expense	
Income	
Membership Dues	1,625.00
Total Income	<u>1,625.00</u>
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	<u>177.80</u>
Total Operational Expenses	<u>723.03</u>
Total Expense	<u>849.43</u>
Net Ordinary Income	<u>775.57</u>
Net Income	<u><u>775.57</u></u>

## **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)

## **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 Pasternack 2nd the motion. The motion passed unanimously.

## **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 MIA Noise Abatement Committee has sent a request to the County Commissioner to return the departures to over the ocean. 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** — It was reported that the land has been purchased and is being sold off in a piecemeal fashion. 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** — As 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