

**KPHA Meeting**  
**August 19, 2021 @ 7:00 ~ Via Zoom**

<b>Directors in Attendace</b>	<b>Directors Not in Attendance</b>	<b>Guests</b>	<b>Guests</b>
Karen DeLeon	Steve Pasternack	Dennis Barnes	Chief Larry Juriga
Jeff Sharmat		Linda Trupia	Carol Keys
Eddie Molliner		Bonnie Brooks	Code Enforcement Director Krystal Patterson
Jermey Baudin		Smiley Hsu	
Silivia Bomio		Alan Egert	
Carol Keys		Maureen Harwitz	
Robin Tisdahl			
Sandy Marks			
Armando Romero			
Steve Bass			

**Call to Order**

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

**Police/Code Compliance Report**

**Code Compliance** Newly appointed Director Krystal Patterson addressed the issues within Keystone of the trash collection and cans being placed on the curbs early and left too long. Additionally, Ms. Patterson discussed issues surrounding bulk trash collection. The City is working very diligently with Waste Pro in efforts for Waste Pro to do a better job in collection. Though there are constant issues with residents placing bulk items that are larger than allowed as well as placing items out too early. Ms. Patterson also reminded the residents that there is a new law in Florida that requires all compliance complaints to be not anonymous. Residents who wish to make a complaint must now provide their names and addresses when making the complaints. Residents who wish to remain anonymous may share their concerns with KPNA Board who will then file the complaint..

Ms. Patterson introduced Code Compliance Officer Perez, who is now assigned to our neighborhood. Officer Perez discussed his role in working with the trash collection issues and

with the illegal boat and short-term rentals. He is aware that there are many instances of both throughout the neighborhood and he is working to follow protocols to remove these illegal operations.

Karen DeLeon discussed waste collection issues as well and informed the residents that Waste Pro sends pictures of problem sites and collection issues. This is something they do well and KPNA would like this to continue.

Police Chief Larry Juriga reported that Ms. Patterson was named the new Director of Code and Compliance. He also asked that residents call North Miami Police Department with complaints about code violations as well, especially illegal boat and short-term rentals.

Chief Juriga, told residents that crime in North Miami continues to be down 20% from the prior-year city-wide and 16% down from last year in Keystone. Year to date they have been 21 crimes reported in the neighborhood. Last year they were 6 vehicle burglaries in the month of August and 5 of the 6 were vehicles that were left unlocked. This year, of the 6, most vehicles were unlocked. Chief Juriga asked that residents please lock their cars.

The Chief also thanks residents for continuing to report activity. If you see something, say something. He also asked the residents to get prepared for hurricane season and reminded residents to follow proper COVID-19 protocols.

Jeff Sharmat discussed the license plate reader to be installed at the guard gates. Chief Juriga, informed the Board that the resolution passed in 2018 is moving forward but the City needs to be fully safeguarded with the installation of and liabilities.

### **Boat Charters**

Discussion of an illegal boat charter operation on Magnolia - Officer Perez believes the city is already handling this matter.

Karen DeLeon addressed the issue of swimming pool rentals. Director Patterson said it would be prohibited and to forward any information regarding this activity.

Robin Tisdahl asked about what to do when rentals show up in marketing advertisements. These should be sent to Officer Perez. Discussion that they be cc'd to the Board also and recommended that to verify the Homestead credentials.

Carol Keys asked Code and Police how will the "granny flats" be reviewed. Director Patterson stated that the starting point of review will be looking for advertisements, as Code officers are limited to what is accessible by public right of way. Chief Juriga addressed this issue as well, more guidance and clarification must come from the attorney office. Mrs. Keys reminded the residents that the second reading of this measure will take place August 24.

A resident asked if there is anything documented about what are the violations? Ms. DeLeon stated that the Board will post these items on the KPNA website.

## **Introductions**

Karen DeLeon asked everyone to introduce themselves.

Notable items: Carol Keys is resigning from the Board, she is moving. Also, we have quite a few new members joining us.

## **Mintues**

Sandy motion to accept corrected minutes. Eddie Molliner seconded. The motion was unanimous.

## **Treasurers Report**

Karen reviewed the report.

## **White House Inn**

Maureen Harwitz discussed that Keystone has constantly fought to keep the development of the area keeping it compatible with the neighborhood standards. Currently, the White House Inn property is zoned for 12 units/acre and a building no more than 35 feet in height. A developer wants to create a 134 feet high structure with 47 units. Ms. Harwitz noted that the developer paid \$7.8 for the building, while homes in the area with less land recently sold for \$4 million. This potential development is incompatible with the residential area of Keystone.

Ms. Harwitz spoke with attorney Tucker Gibbs about this issue, Mr. Gibbs would be willing to represent the Homeowners regarding this matter.

Steve Bass believes there was an agreement between past city councils and White House Inn developers regarding no expansion or change to the property rather than have the structure raised, due to permit issues when the structure was initially built. During the meeting, no one could definitively corroborate this claim, though many have heard of this agreement. A request was made to research this further. Armando Romero has heard of the same agreement.

Karen DeLeon asked anyone to come forward if anyone represents the developer. There was no one.

Karen DeLeon asked if anyone would like to take a stance on the issue. Alan Egert, suggested we speak to zoning about what has been put forth. Ms. DeLeon informed residents that Armando is keeping a watch with the Building and Zoning department.

Robin Tisdahl commented that we approach the developer about record home sales within Keystone Point. Bonnie Brooks suggested that as the market is currently, a developer could potentially earn top dollars for townhomes.

Carol Keys suggests that Keystone find a compromise position on potential development.

Steve Bass and Maureen Harwitz suggest we engage Tucker Gibbs as soon as possible to get a move on this.

Jeff Sharmat brought up environmental impacts set forward by Miami-Dade County could be a deterrent. This would be an issue that Tucker Gibbs could evaluate.

Karen DeLeon emailed the paperwork from Tucker Gibbs' office. His retainer is \$5,000.

Alan Egert asked if there is anything that the City Attorney can address in this matter. Carol Keys responded that not really, the City Attorney will only give a legal position on the matter as it relates to what can be developed and the process. The issue has to be put before the Council for review. Alan Egert as a resident stated he would like to see the Board hire representation.

Robin Tisdahl motioned we hire Tucker Gibbs. Eddie Molliner Second. Discussion: Karen DeLeon asked that Steve Bass and Maureen Harwitz review the contract and asked if there are any additional costs in this process. Steve Bass suggested we place a cap of \$10,000 for all costs with any overages to be provided in writing for the Executive Board to review and then vote. Robin Tisdahl amended the motion to engage Tucker Gibbs' firm with a cap of \$10,000 for all costs with a caveat that any additional costs must be approved by the Executive Board. Eddie Molliner seconded the amended motion. The motion passed unanimously.

#### **Next Meeting Date**

The next meeting date would fall on Yom Kippur so it would be best to move the meeting to the following Thursday, September 23.

#### **Adjournment**

Meeting adjourned at 8:23 the motion was made by Steve Bass and seconded by Eddie Molliner. The motion was unanimous.

Respectfully submitted,

Robin Tisdahl, Secretary