



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

KCVA ANNUAL BOARD MEETING AGENDA
Kings Creek Village Community Center Building
Wednesday, 2 April 2025, 7:00 PM

- 1. CALL TO ORDER**
- 2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
- 3. ROLL CALL**
- 4. APPROVAL OF 27 JANUARY BOARD MEETING MINUTES**
- 5. ARCHITECTURAL AND LANDSCAPE REQUESTS**
- 6. RATIFICATION OF “PRE-APPROVED” REQUESTS SINCE LAST MEETING**
- 7. REPORTS**
 - 7.1. MANAGER’S REPORTS – Mariafernanda Vera
 - 7.1.1. MANAGER’S REPORT
 - 7.1.2. VIOLATIONS
 - 7.1.3. OFFICIAL INFORMATION REQUESTS
 - 7.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias
 - 7.2.1. LATEST AVAILABLE MONTHLY STATEMENTS
 - 7.3. SUB-ASSOCIATION REPORTS
- 8. OLD BUSINESS**
 - 8.1. SECURITY COMPANY (BNP) REPORT
 - 8.2. CAPITAL PROJECTS FOR 2025
 - 8.2.1. Clubhouse tennis courts’ lights
 - 8.2.2. SW 82nd Street wooden fences, phase 1
 - 8.2.3. Garage door at west end pool
 - 8.2.4. T-111 wood and fascia / soffit
- 9. NEW BUSINESS**
 - 9.1. LETTER FROM DENNIS EISINGER, KCVA ATTORNEY, TO BOARD MEMBERS
 - 9.2. DOGS IN GREENBELT

10. OPEN FORUM AND OWNER REQUESTED AGENDA

11. ADJOURNMENT

NOTICE OF MEETINGS IS POSTED 48 HOURS IN ADVANCE OF THE MEETING ON THE COMMUNITY CENTER BULLETIN BOARD, PROMINENT LOCATIONS AT SUB-ASSOCIATIONS AND THE KCVA WEB-SITE. EMERGENCY MEETINGS POSTED AT LEAST 48 HOURS IN ADVANCE WHENEVER POSSIBLE. KCVA BOARD MEMBERS AND STAFF MAY SUBMIT AGENDA ITEMS NO LESS THAN ONE BUSINESS WEEK IN ADVANCE OF DATE THE MEETING AND AGENDA ARE POSTED. HOMEOWNERS MAY SUBMIT AGENDA ITEMS DIRECTLY TO THE BOARD FOR THE JANUARY ANNUAL MEETING. MEETINGS ARE CONDUCTED BY MODIFIED ROBERTS RULES. OPEN FORUM DISCUSSION LIMITED TO 2 MINUTES PER PERSON PER AGENDA ITEM.