



KINGS CREEK VILLAGE ASSOCIATION  
8333 S.W. 81 Avenue  
Miami, FL 33143  
(305) 279-2101  
[kcvaoffice@kcvamiami.com](mailto:kcvaoffice@kcvamiami.com)

## KCVA BOARD MEETING AGENDA

Kings Creek Village Community Center Building  
Wednesday, 18 September 2024, 6:00 PM

1. **CALL TO ORDER**
2. **PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
3. **ROLL CALL**
4. **APPROVAL OF 8 MAY 2024 CLOSED BOARD MEETING MINUTES**
5. **APPROVAL OF 8 MAY 2024 BOARD MEETING MINUTES**
6. **ARCHITECTURAL AND LANDSCAPE REQUESTS**
7. **RATIFICATION OF "PRE-APPROVED" REQUESTS SINCE 8 MAY 2024**
  - 7.1. LIST PENDING
  - 7.2. ARCHITECTURAL AND LANDSCAPE VARIATION REQUESTS
8. **REPORTS**
  - 8.1. **MANAGER'S REPORTS – Mariafernanda Vera**
    - 8.1.1. MANAGER'S REPORT
    - 8.1.2. VIOLATIONS
    - 8.1.3. OFFICIAL INFORMATION REQUESTS
  - 8.2. **FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias**
    - 8.2.1. LAST AVAILABLE MONTHLY FINANCIAL STATEMENT
    - 8.2.2. CHANGES TO RESERVE METHODOLOGY
    - 8.2.3. DRAFT 2025 BUDGET
  - 8.3. **SUB-ASSOCIATION REPORTS**
9. **OLD BUSINESS**
  - 9.1. 2023 AUDIT - Pablo Perez-Arias
  - 9.2. MANDATORY REGISTRATION AND EMAIL / POLICY - Pablo Perez-Arias
  - 9.3. VIOLATION AND FINING RULES / POLICY – Pablo Perez-Arias
10. **NEW BUSINESS**
  - 10.1. ELECTION OF BOARD SECRETARY
  - 10.2. QUOTES / PRICING ON 2024 PROJECTS - Mariafernanda Vera
    - 10.2.1. CLUBHOUSE PAINTING
    - 10.2.2. CLUBHOUSE DRIVEWAY AND PARKING RE-SURFACING
    - 10.2.3. CLUBHOUSE POOL DECK
11. **OPEN FORUM AND OWNER REQUESTED AGENDA**
12. **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.