



This notice is hereby given in accordance with the Association's By-Laws and F.S. 720.303.
Open to All Association members.

NOTICE OF BOARD OF DIRECTORS MEETING

Location : Association Clubhouse
Address : 13321 SW 151 TER, Miami FL 33186
Date : Thursday, August 28th, 2025
Time : 7:00 p.m.

MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Adoption of the Agenda
- IV. Open Forum
- V. Reading and Approval of Previous Meeting Minutes
- VI. Security Report
- VII. Treasurer Report
- VIII. Old Business
 - a) Bank Loan proposal (discussion and approval)
 - b) Updated Holiday Lights Proposals (discussion and Approval)
 - c) Perimeter Walls Paint at 137 AVE and 152 ST (Update 2nd survey)
 - d) Association Records Management (2nd proposal review)
 - e) Replacement of Outdoor Wall-Mounted Lights
 - f) ARC Appeals 14871 SW 136 Place and 13365 SW 151 Terrace (Update)
- IX. New Business
 - a) The Alchemist Group – Seawall repair – Contract Agreement received (Review)
 - b) Aluminum Docks maintenance and repair
 - c) Perimeter wall repair in front of the Clubhouse (Proposal received)
 - d) 14726 SW 132 CT – Late fees
 - e) ARC appeal 14968 SW 132 AVE
- X. Next meeting date
- XI. Adjournment

In compliance with the Three Lakes POA By-Laws and Florida Statutes, this meeting notice was posted in the TownSq App and community website ThreeLakesPOA.com, and conspicuously on the bulletin boards located at common areas on 8/26/25. All association members are welcome to address and share their concerns and suggestions with the Board of Directors, using Robert's Rules of Order as a standard for facilitating discussions and decision-making. Please sign in at the Owner List available before the Call to Order peak at the open forum.