



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, February 19th, 2026
Time : 7:00 p.m.

MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Adoption of the Agenda
- IV. Presentation of ButterflyMX for 137 AVE entrance new system
- V. Reading and Approval of Previous Meeting Minutes
 - January 2026 | Filled Secretary vacancy | Correction of last month agenda.
- VI. Open Forum
- VII. Security Report
- VIII. Social Committee report
- IX. Treasurer Report
- X. New Business
 - a) Floating dock installation at 137 AVE entrance lake side (The beach)
 - b) Root pruning and tree removal (Proposal)
 - c) TownSq Service New Fee
 - d) SOLITUDE Lake Management Contract Termination
 - e) Payment Agreement 14686 SW 132 CT (Ratification)
 - f) ARC Appeal 14871 SW 136 PL - S Agrawal – Driveway Paint
 - g) ARC Appeal 14721 SW 132 CT - N Quevedo - Replacing Pavers in front of the house
- XI. Old Business
 - a) Second Association's container at the boatyard
 - b) Split of folio 30-5923-018-1220 (Update)
 - c) Playground & Family Park equipment and maintenance
 - d) Installation of Removable Drainage Gates in the Lake (Update)
 - e) Internet and phone services agreement from COMCAST (Ratification)
- XII. Next meeting date
- XIII. 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 2/17/26. 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.