



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, July 16th, 2026
Time : 7:00 p.m.

MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Adoption of the Agenda
- IV. Reading and Approval of Previous Meeting Minutes.
- V. Open Forum
- VI. Security Report
- VII. Social Committee report
- VIII. Treasurer Report
- IX. Violations Report
- X. New Business
 - a) 13411 SW 144 TER - ARC Appeal
 - b) 13365 SW 151 TER - ARC Appeal
 - c) 13542 SW 144 TER - Payment plan request
 - d) 14876 SW 132 AVE - Payment plan request through the attorney
 - e) Blackout dates for clubhouse rentals due to clubhouse renovation.
 - f) New Grievance Committee Member Appointment
 - g) Attorney advice regarding Social Committee events & Insurance events purchase
 - h) Seawall cap color (Review)
 - i) Guest Parking Rules & QR code implementation (Review)
- XI. Old Business
 - a) Liaison updates: CSX rail-road tracks area & landscaping buffer with FPL
 - b) Rotten Docks in the Lakes (Attorney Advise Review)
 - c) Precious Garden service price adjustment proposed
 - d) Permanent Landscaping for 152 ST entrance (Proposal)
- XII. Next meeting date
- XIII. Adjournment

In compliance with the Three Lakes POA By-Laws and Florida Statutes, this meeting notice was posted via email blast, and the community website ThreeLakesPOA.com, and conspicuously on the bulletin boards located at common areas on 7/14/26. 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.