



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 : Wednesday, August 26th, 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) Seawall cap color (Review)
 - b) Railroad tracks area maintenance required (Proposal)
 - c) 14691 SW 136 PL special request boatyard payments
 - d) Proposed Budget 2027 (Discussion)
 - e) Aluminum Docks Repairs (Proposals)
- XI. Old Business
 - a) Liaison updates: CSX area, FPL landscaping buffer and Boatyard Contract Renewal
 - b) Precious Garden service price adjustment proposed
 - c) Rotten Docks in the Lakes (Attorney Advise Review)
- 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 8/24/26. 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.