

KPHA BOARD MEETING –December 15, 2016

Keystone Point Tot Lot Community Building

Call to Order

President Karen DeLeon called the meeting to order promptly at 7:00 pm. A quorum for business was obtained.

Board Members in Attendance:

Karen DeLeon Sandy Marks Bob Pechon Justin Soucy Michele Togno

Steve Bass Lisa Waxman Stuart Corenblum Steven Pasternack Carol Keys

Louise Poo Susan Weinstein Cathy Haga Gail Corenblum Greg Zalkin

Jeff Sharmat Tina Simmons James Tate

Board Members Excused

Jeremy McGuire James Bergman Errol Feldman

Tauber Property

On behalf of Tauber Property, employee Evan Ross spoke at length and answered questions about the property. He urged KPHA to reconsider their position and reverse its formal resolution not to support the Biscayne Corridor Line being moved. After a lengthy presentation and questions, the overwhelming concerns and sentiment of opposition, drilled –down were two-fold: traffic and schools.

Traffic Concerns: The intersection of Biscayne Boulevard and NE 123rd Street is currently rated at either a “D” or “F” Level of Service (2nd highest and highest congestion rating possible), and a change in the zoning would increase traffic and congestion, when the rating is already the most problematic on the professional scale.

Schools: The developer is proposing to change the zoning to allow 297 residential units. The schools these children would attend are currently over capacity, and a change in the zoning would only add to the over-crowding (and possibly a re-districting of the boundaries).

Councilwoman Keys shared that she is waiting to see the results of a new traffic study, which will include San Souci/Biscayne Blvd and the NE 123/Biscayne Blvd intersection to evaluate the impact of residential development verses commercial endeavor. It is not known if this report will be accomplished and distributed in time for the January 10th or January 24th Council meeting. According to Evan Ross, the Taubers hope it will be ready for the January 10th Council meeting.

November Board Meeting Minutes

Approved as circulated with no corrections by motion (Marks/Togno). Motion carried.

Financials

Treasurer Sandy Marks presented the fiscal year to date financials and review our progress compared to budget.

Nominating Committee

Bob Pechon, acting committee chairman, shared we currently have 20 individuals who have declared their intent to serve for 2017. As the existing bylaws cap the board of directors at 19, a motion, at the annual meeting would be needed to move the cap higher to accept a larger number of board members.

Government Affairs and Guard Gates

Bob Pechon combined his reporting on both the City of North Miami government reports and our KPHA guard gate updates into one report. Regarding our KPHA guard gates, signage is going up to direct large construction trucks to the 'resident' gate to preserve our wooden gates and curbs.

Government Affairs and Guard Gates (continued)

The City of North Miami city council voted 3/2 to award \$250,000 for a "Mardi Gras" event scheduled for January. It was reported this allocation was not overwhelmingly supported by those in attendance and speaking at the council meeting. Furthermore, as the City of North Miami is vetting community acceptance of floating a \$100 million bond, the fiscal soundness of their allocation of \$250,000, in times of the city's apparent financial need does not work in their favor.

Beautification

Louise Poo reported that two of the three guard gates are complete and the main gate should be finished in January. It was also reported that they would no longer take responsibility for the community garden. Additionally, Carol Keys will look into funding to build a chickee hut in the area of the present garden.

It was also shared that Karen DeLeon, Carol Keys, Susan Weinstein, and Louise Poo will follow-up and meet with Derrick Corker regarding the \$30,000 presently in the budget for the Bobby Hamer Field plus the \$2,800 for the garden and how these dollars are best invested in trees, chickee hut, and benches.

Deals and Discounts

The program is kicking off again, chaired by Susan Weinstein, and those in attendance were encouraged

to reach out to their local contacts to secure local merchants to participate in the program. The possibility of including San Souci in the program was also discussed, and our folks were to reach out and discuss with their HOA board.

Ocean Cadillac Property

It was reported that the owners of the property has removed their application from the December 10th Planning Commission meeting. However residents are encouraged to be ready the first Tuesday of each month to attend the Zoning Commission meeting if/when Cadillac decides to approach the City for a change in zoning.

Cook-Off

All were encouraged to save the date of February 11th and help Justin Soucy and committee identify additional sponsors by December 30th.

Adjournment

The meeting was adjourned 9:00pm.

Respectfully submitted by:

Cathy Haga, KPHA Corporate Secretary