AVENTURA ISLES HOA

Where the Board Fell Short

Facts for Owners

Transparency is not criticism. Accountability is not opposition.

THE FACTS

Board Meetings & Attendance

- **Pattern of increasing Board meetings only after election and then plummeting.**
- **Only 3** official meetings this year, with one speedily called 11 days before the annual meeting and lasting **2 minutes.**
- Only **3 of 5** Board members attended the meetings this year
- **2** attended the landscaping town hall; **1–2** attended the critical bylaw town halls

How Decisions Are Made

- Most decisions are voted **offline** between meetings
- Owners do not see the discussion or how each member voted
- Most owner correspondence is answered by **one Board member**, who states he speaks for the Board, management and the Association

Epic Landscaping Contract

- **$1.43M a year**, about **28%** of the 2026 budget; **3-year** term
- Owners raised concerns starting **December 2025**; most survey respondents favored replacing Epic
- Association resigned with EPCI in August; town hall held in **September**, **after signing**
- **No quality standards** and **no credits** for missed work
- No proactive monitoring. Responsibility placed on owners to report problems.
- How price and quality were negotiated has not been shared

Proposed Bylaw Changes

- Would have **significantly lowered** member representation thresholds and consolidated power to a few.
- No clear documentation of what actually needed to be changed in by-laws, or why
- No side-by-side of current and proposed language
- Several meetings held in a short span to promote it

Community Spending

- **Swale parking** at the townhomes was built after owners raised County and State compliance concerns; the spaces **cannot be used**
- Amenity spending had no published discussion of priorities
- New plants died within weeks and were replaced, who paid is **unclear**

Safety & Maintenance

- Speed cameras were set to trigger at **10 mph over** the limit, with **2 infractions** allowed before a violation during this Board's tenure
- No clear communication on community-wide **security cameras, drainage, irrigation**
- Pool furniture, cul-de-sac maintenance, monument wall repairs presented as enhancements rather than a multi-year maintenance and replacement plan

Owner Participation

- Requests to join committees went **unanswered or delayed.**
- Committee members were removed without clear reasons.
- Grievance Committee has had an **even number (4)** of members for over **a year**, which makes votes hard to decide.
- ARC recommendations from members with construction experience were **overruled.**
- **Let community traditions shrink.** Halloween party essentially eliminated. The Board blamed staff availability, yet staff supported the fall festival.

Owner Questions & Concerns

- Owners who raise concerns report being **dismissed** or **misrepresented**
- Some were asked to **meet in private** instead of receiving open answers shared with the community
- A Board member that may have forgotten his role is one of service not **authority.**

WHAT OWNERS DESERVE

Transparency
Monthly open meetings. Votes in public. Straight answers.

Financial Accountability
Competitive bids. Compliance checks. Proactive monitoring.

Safety & Maintenance
Safety first. A clear maintenance plan. Contracts with teeth.

Fair Representation
Every owner heard and considered. Committees that count. All traditions honored.

Ask questions. Expect answers. Vote at the annual meeting.

Facts from owner records, Board communications and the 2023 and 2026 Epic Landscaping agreements. The Board is invited to correct any figure formally, in writing.