

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Tuesday, October 21, 2025

5:00 PM

Police and Fire Headquarters, Community Meeting Room

Coral Gables Waterfront Communities HOA Board

Chairperson Gonzalo Sanabria
Vice Chairperson Toni Schrager
Board Member Aimee Davis
Board Member Rick Diaz
Board Member Eileen Higgins Faradji
Board Member David Kutner
Board Member Roberto Martinez
Board Member Alex Quevedo
Board Member Maria Stefano

MEMBERS OF THE PUBLIC MAY JOIN THE MEETING VIA ZOOM:

<https://coralgables.zoom.us/j/88379717135>

This was

CALL TO ORDER

Meeting started at 5:09 p.m.

ROLL CALL

Present: 5 - Chairperson Sanabria, Vice Chairperson Schrager, Board Member Quevedo, Board Member Diaz and Board Member Stefano

Absent: 1 - Board Member Martinez

Excused: 1 - Board Member Davis

APPROVAL OF THE MINUTES

Rick Diaz motions, Alex Quevedo seconds.

OPEN DISCUSSION

- Board Member Quevedo requests an update on electric bike regulations in the city. Lora provided an update: The city commission discussed the issue at the September 10, 2025 meeting and directed staff to draft an ordinance setting an age limit per Senate Bill 462 that was passed in July 2025. Since then the state has drafted new legislation that includes E-motorcycles. City staff will have updated legislation for the City Commission to review on the November 18 agenda. Staff will provide an update to the Board at the next meeting. Staff will advise the commission that the board is in support of this new legislation on electric bikes.

Rick Diaz motions, Alex Quevedo seconded.

- Board members discuss the restrictions currently in place for jet skis. It is discussed that licenses are required.
- Board Member Diaz brings up concerns about the Cocoplum traffic circle. Lora confirms that there is currently a project in place to address this traffic circle, currently being worked on by city staff and DOT.
- Board Member Diaz requests a joint meeting with the Waterways Advisory Board for free discussion on waterways.
- Chairperson Sanabria requested Marine Patrol Sargeant Artesana to attend an upcoming board meeting to be able to keep the board up to date on what is happening on their waterways.
- Board Member Schrager brings up the recurring issue with overgrown mangroves in their waterways. The problem will continue to get worse over time.
- Board Member Diaz agrees that the mangroves are a serious concern

as this impacts navigability. Permits have been difficult to get approved and issues of ownership contribute to the problem.

- Board Member Kutner agrees that navigation has become a problem and proposes that the commission create legislation to address this.
- Board Member Diaz requests an update on the boats parked on the waterways in the coconut grove area without lights. Lora responds saying she will follow up for an update but that the last meeting this was discussed, Ms. Chelsea Granell did reach out for an answer.
- Board briefly discusses West Matheson Hammock. There is no update regarding improvements to the area.
- Chairperson Sanabria requests a follow up on the homes in his area, that seem to be inhabited but have been under construction for extended periods of time. He expresses concern that the inhabitants are using neighborhood facilities and making use of the waterway but since they are not officially occupying the home, are not paying taxes.
- Lina responds with an update from development services, confirming that if the inhabitants have their TCO permit active and are getting a home inspection completed every 6 months, then there is nothing for the city to cite.
- Chairperson Sanabria remarks that Gables by the Sea is adding new cameras to the guard house.

CHAIR COMMENTS

ADJOURNMENT

Alex Quevedo motions, Rick Diaz seconds
Meeting adjourned at 5:54 p.m.

NOTE