

CORAL GABLES WATERFRONT COMMUNITIES HOA BOARD MINUTES

Date: August 19, 2025

Time: 5:03 PM

Location: Police and Fire Headquarters, Community Meeting Room

1. CALL TO ORDER

- 5:03 pm

Chelsea Granell introduced herself to the team as to details of her role.

2. ROLL CALL

- Alex Quevedo; Snapper Creek.
- Aimee Davis; Sun Rise Harbor.
- Carlos Diaz; Cocoplum.
- Gonzalo Sanabria; Gables by the Sea.
- Bob Martinez; Journey's End Homeowners
- David Kutner; Deering Bay.
- Toni Schrager, Gables by the Sea.
- Suzanne Suarez, representing King's Bay, is present on behalf of Maria Stefano who is the Board of Directors, however, is currently out of town.

3. APPROVAL OF THE MINUTES

Motioned, Quevedo and Rick Diaz seconded.

4. ELECTIONS

- Chairperson: Gonzalo Sanabria
- Vice Chairperson: Toni Schrager

Bob Martinez motioned, Rick Diaz seconded.

5. NEW BUSINESS

6. CHAIR COMMENTS

This board will take the initiative to take concerns to the commission when necessary.

Chair will be happy to support any of the board members who in the future wish to be nominated as Chair.

Round Table:

- Improvement to the Dog Park on the West side of Matheson Hammock's; this is important to many individuals.
- Board Member Kutner commented on abandoned boats that are anchored in the waterways create a navigational hazard since these boats have no lights, and no markings. Ms. Granell will find out what type of enforcements are warranted for these hazardous boats on the waterways.
- Board Member Schrager mentioned that additional and clear marine instructions ahead of time are crucial to be ready for a potential hurricane.
- Board Member Schrager shared her concern on the overgrown mangroves and how to best address this matter.
- Board Member Davis discussed her concern on the canal that goes down to Journey's End was twice the width that it's currently. What is being done about this?
- House located at 400 Solano Prado is not kept orderly, neat and clean.
- Board Member Martinez addressed a concern over a specific house which has been under construction for the past ten years.
- Chairperson Sanabria addressed trash pickup. This has been a continuous concern.
- Board Member Quevedo expressed concern regarding children, specifically between the ages of 10 and 13, operating dirt bikes at high speeds. He emphasized that this behavior poses a significant safety risk. He recommended the implementation of regulations governing the use of dirt bikes and golf carts to enhance community safety.

Ms. Granell explained that the city has a Hurricane Preparedness Plan set in place. At the state level, there are additional requirements that the city must comply with. In addition to the hurricane-specific plan, the city also maintains a comprehensive Emergency Preparedness Plan, which includes a series of compliance targets. Furthermore, the city has established several different levels of emergency response to ensure a coordinated and effective reaction in various situations.

Additional details will be provided along with presentations etc.

Ms. Santiago confirmed that the city manager has been actively having Hurricane Preparedness meeting with every department within the city.

Board member Martinez inquired about any hurricane implications pursuant to those individuals currently located at the location called Alligator Alcatraz in the event they need to be relocated.

Ms. Granell indicated that to her knowledge there has been no communication with the city manager; however, Ileana Garcia is actively involved with the Alligator Alcatraz matter.

Immediate issues of concern:

- Park that was going to be held in Matheson Hammocks would increase road traffic by flow by 400 %. There has been no update on this.

7. ANNOUNCEMENTS

Next meeting is scheduled September 16; also, the November 25 meeting needs to be changed because of Thanksgiving holiday. Several dates will be provided

8. ADJOURNMENT

Meeting adjourned at 6:16 pm.