# BAYSIDE RESIDENTS ASSOCIATION (BRA) BOARD MEETING MINUTES

**Date:** Wednesday, March 18, 2026
**Time:** 7:01 to 8:43 PM
**Location:** Legion Park Community Center
**Present:** Will Arthur, Mariella Lopez De Albear, Brandon Beretta-Paris, Allison Greenfield, Ana Miranda, James Sanderson, Sonia Desai, Shane Graber, Jocelyn Maldonado
**Absent:** Allison Head

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**Agenda Overview**

1. Approval of January 21st, 2026 Minutes
2. Treasurer's Report
3. Crime, Speed & Parking Enforcement (69th Street Entrance)
4. District 5 City Commissioner King Updates
5. District 3 City Commissioner Hardemon Updates
6. Committee Updates
7. Discussions
8. Other Business

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**1. Call to Order**
Meeting commenced at **7:01**
Minutes from January 21st, 2026 were **unanimously approved.**

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**2. Treasurer's Report:**

- **Starting Balance (Feb 2026): $7,792.45**
- **Expenses:**
  - $420.00 WIX yearly cost
  - $24.00 WIX monthly cost February
  - $61.25 Sunbiz yearly cost
  - $24 WIX monthly cost March
- **Deposits:** $30.00 - Dues
- **Ending Balance (March 2026): $7293.20**

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**3. Crime & Safety Update—Report by Sgt Sandra Garcia**

- **Crime and Nuisance Trends:**
  - No crimes reported since last meeting
  - Discussion regarding FedEx and UPS truck parking which block entrance at 69th Street; officers have spoken to businesses and requested that they use smaller trucks and create

designated unloading zones within their respective strip mall private parking areas behind their buildings

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**4. District 5 Commissioner King Updates–Report by Commissioner King**

- Announced upcoming Full Moon Yoga event on April 1st, 2026 at Legion Park
- Discussed recent successful Jazz in the Park event which took place Legion Park
- Commissioner King stated that the FIND grant for Baywood seawall is $862K, which must be matched by the City: one of the requirements is that there must be bay access by providing a soft launch of non-motorized watercraft like paddleboards, kayaks, canoes, etc.
- MiMo Bay/Adela 2 - discussed concerns over increased traffic that will result from this new development, particularly at the NE 64th Street light which also is the entrance to the Starbuck's drive thru. Commissioner King noted that ACRE, the developer, is providing $1 million dollars to District 5, which will be prioritized to mitigate traffic issues as a result of this development, pay for Legion Park upgrades and other issues resulting from this development. In addition, another couple million dollars in impact fees will also be levied by the City/County to help resolve surrounding issues this new development may cause. This new development will also be providing 100 public parking spots between the two residential communities (Adela and MiMo Bay/Adela 2)
- It was noted that the previous BRA Board - minus Mariella Lopez De Albear - along with Nirvana, Palm Grove Neighborhood Association and MiMo Biscayne Historic Distric - had submitted Letters of No Objection for multiple reasons; one of which was they were all faced with the knowledge that the Northern Biscayne Corridor is going to the be the City's next development bonanza and with developers having several avenues to dramatically upzone and build vertically [e.g., State Live Local, County Rapid Transit Zones (RTZ) and City Transit Station Neighborhood Developements (TSND) and Workforce Housing Neighborhood Developements (WHND)], they all felt that that since ACRE's core business is managing high-end residential properties - MiMo Bay/Adela 2 being one of them - they will have a vested interest in making sure our traffic and quality-of-life concerns are addressed since their own residents will have to deal with those very same issues. So unlike other developers who build whatever they want to make a profit and then leave the community handling the aftermath, this developer will be part of the community long after MiMo Bay/Adela 2 is built.
- Traffic Calming Measures on 69th Street - a recent traffic analysis conducted in the fall of 2025 on NE 69th Street, East of Biscayne to the Bay as part of the Palm Grove Traffic Study concluded that NE 69th Street requires speed tables in three locations on each side of the median totaling up to $600K. Determined via placement of a temporary digital speed sign that such signs not only serve to significantly reduce speeds on that street, but they also provide invaluable data to the Upper East Side police team to help set up targeted speed traps, which is why the BRA Board has been requesting Commissioner King's team to help us secure a few permanent hard-wired or solar-powered digital speed signs along that street.
- Update on Ongoing Duck Invasion Issue on NE 64th Street:

- Duck Removal/Relocation: Nirvana has agreed to pitch in to pay for part of the removal but is requesting that the City and other entities like ACRE/Adela also pitch in. Commissioner King stated this is an FWC jurisdiction issue; informed Commissioner that FWC has been notified multiple times and have yet to provide relief
- Feeding Stations are the Main Issue: it was emphasized that if people come from outside of the neighborhood to continually feed these ducks by placing feeding and water stations then removal of these ducks will be an expensive and fruitless venture since a whole new flock of hundreds of ducks will return. Removing these feeding stations throughout the day is KEY since once feeding stations are removed, they are replaced within hours if not minutes. Need to confirm that Nirvana maintenance will monitor end of NE 64th Street and remove these feeding stations in the morning, Adela maintenance in the afternoon, and Legion Park maintenance when they close the South bayfront gate on 64th

- Attendee from Palm Bay Grievance Committee raised noise and light complaints regarding nuisance properties such as ZeyZey and Magic 13 Brewing with loud concerts or music continuing until 4 or 5AM on weekdays and weekends as well as laser lights. Stated that despite repeated calls to the police and code compliance, the music and lights have not been shut down so now requesting help from Commissioner King's office
- Long-Term Anchoring Concerns Off Coast of Baywood Park - Board members raised issue regarding increasing number of boats anchoring in Bay off coast in manatee protection zone, concerns that water outside of Baywood Park will become impromptu marina; Officer Garcia stated she will reach out to Marine Patrol
- Discussed FDOTs Biscayne beautification project where none of the Associations on the Upper East Side were consulted about the project prior to its commencement. BRA will continue to work with Commissioner King to improve on the design of that state road so that the road can accommodate proper loading and unloading zones (instead of the middle turning lane where vendors are unloading supplies across two lanes of traffic) and 15-minute parking spots

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**5. District 3 City Commissioner Hardemon Updates–Report through Board President**

- Board President noted conversation with Marcus Barfield, representative for Commissioner Hardemon, on light-syncing FDOT project on Biscayne Blvd that the pedestrian signals will be updated and traffic signals properly automated between 60th and 82nd Street

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**6. Committee Updates**

- Board President requested further work and discussion of Committee goals before presenting to public
- Deadline of March 27th for each committee to send three goals for 2026

**2026 BOARD**
**Executive Team:** Will Arthur (Pres), Mariella Lopez De Albear (VP), Shane Graber (Past Pres), Brandon Beretta-Paris, (Treas), Sonia Desai (Sec)
**Board of Directors:** Allison Greenfield, Allison Head, Ana Miranda, James Sanderson, Jocelyn Maldonado

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**7. Resolutions**

Discussed community Instagram and going door-to-door with flyers to attract additional residents to join association. **Unanimously approved $200 for Welcome Flyer/Postcard**

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**8. Discussions & Other Business**

- Board member raised potential "Thirsty Third Thursdays" monthly event for additional community cohesion and participation
- Crime Watch Program getting off the ground with some best practices that can be implemented by residents
- Selling Bayside bags for funding neighborhood projects such as neighborhood outdoor book library and doggie bag stations

**NEXT MEETING: MAY 20th**

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Meeting adjourned at **8:43 PM**

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