

MINUTES
Sunshine Meeting
Between Mayor Dieguez and Councilmember Garcia
to Discuss Lien Reduction
June 1, 2026
1:00 PM
Mayor's Conference Room
6601 Main Street
Miami Lakes, Florida 33014

1. Call to Order:

The meeting began at 1:00 p.m.

The following Councilmembers were present: Councilmember Juan Carlos Fernandez, Councilmember Ray Garcia and Councilmember Alex Sanchez. Councilmember Steven Herzberg participated via zoom and Mayor Josh Dieguez participated via phone.

The following Town Staff members were present: Deputy Town Manager Tony Lopez, Deputy Town Clerk Alexis P. Martinez, Building Department Director Danny Angel, Deputy Town Attorney Lorenzo Cobiella and the Mayor's Assistant Joshua Villorin.

2. Public Comments:

Ms. Maria Ortega came to the Sunshine Meeting to provide public comments. She discussed the lien on her property and her attempts to resolve this prior to the closing of her home, which is in contract.

3. Item Discussed:

Mayor Dieguez requested the Sunshine Meeting to discuss with Councilmember Garcia and his colleagues the Town's lien reductions, including but not limited to reviewing his 2-month application window proposal that he presented as a New Business Item at the May 19th Regular Council Meeting. Mayor Dieguez stated that he wanted to make sure everyone is on the same page about getting to a final agreement and maintaining Town standards and procedures for lien notices of violations. Mayor Dieguez stated the goal is to have the fines paid for, give residents proper time to comply and direct Town Staff to implement a program that will help the residents.

Councilmember Garcia discussed topics that included but not limited to how the Mayor's 2-month application window, proposed by Mayor's New Business Item would be initiated

and the time frame for implementation; Town Council having to vote on the next course of action for residents that are not compliant with their liens; foreclosure costs and enforcement and maintaining the decisions equal throughout for each property.

Building Department Director Angel answered questions posed by Town Council. Director Angel provided statistics on the lien ordinance and achieving service with due process. He explained how lien notices are sent out via mail, provided feedback regarding foreclosure rights and previous non-homestead compliance statistics, showing fines owed in the amount of \$5,000 - \$25,000.

Councilmember Herzberg discussed his plans to present an update to fine scheduling and recommended for Town Staff to do research on how other municipalities deal with filing foreclosures.

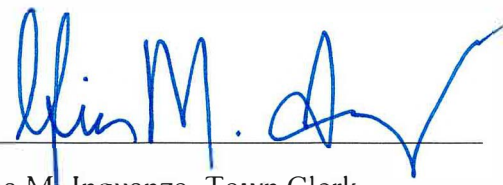
Deputy Town Attorney Cobiella provided legal feedback and answered questions posed by Town Council. Town Council, Town Staff and Deputy Town Attorney Cobiella provided the resident, Ms. Ortega, with suggestions concerning the lien on her property. Mayor Dieguez gave closing remarks and discussed when the effective dates would fall for the lien reduction ordinance post second reading.

4. Adjournment:

This meeting was adjourned at 1:43 p.m. Approved this 16th day of June 2026.


Joshua Dieguez, Mayor

Attest:


Gina M. Inguanzo, Town Clerk