

**FOREST LAKES MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**PUBLIX LOUNGE**  
**JANUARY 15, 2008**

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The Board of Directors meeting was called to order at 7:34 p.m. by President, Keith McClure.

Board Member(s) Present: Ricardo Hernandez, Keith McClure, Ram Hiranand, Gaston Isidron, Louis Mazzio and Dennis Tooker.

Board Member(s) Absent: None.

Also present: Desiree Gomez, Property Manager from Courtesy Property Management.

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Keith McClure called the meeting to order at 7:34 p.m. The reading of the minutes of the November 6, 2007 were waived. Gaston Isidron motioned to approve the minutes as submitted. Keith McClure seconds the motion. All in favor, motion was passed.

Dennis Tooker submitted a letter to Management from the Board of Directors of Lennar Townhomes, advising of his re-appointment to the Forest Lakes Master Association Board of Directors.

The Manager's, Delinquency, Legal, and Financial Reports were discussed by Desiree Gomez.

Keith McClure addressed the Board regarding his disappointment with the Carnival and the lack of attention that was given by Mike Laughlin and the staff of Archbishop Coleman Carroll High School. He stated the tickets was costly and did not include food. Additionally, Keith McClure mentioned the rides catered more to older children than to the younger ones. He requested the Board of Directors, collectively, send a letter to Mike Laughlin of Archbishop Carroll High School.

Keith McClure discussed the matter of the Association establishing its own security company. The Board discussed holding a workshop meeting and dates that would be feasible to meet. Gaston Isidron motioned to schedule the workshop on Tuesday, January 29, 2008 to discuss security and requested that Management provide copies of all the security proposals and pertinent information to be discussed, prior to the workshop. Ram Hiranand seconds the motion. All in favor, motion was passed.

There was a discussion regarding the parking of vehicles in The Flowers. Ricardo Hernandez informed the Board and Management that vehicles were being "stickered" by Universal Security employees in The Flowers community. Management advised there was a set of guidelines, dated April 24, 2003, signed by Ricardo Hernandez, Ed Hollander and Rosa Brito which outlined the "do's and don't's" of parking in the community and the guidelines were given to Universal Security to follow. Ricardo Hernandez will review the guidelines and re-submit. For now, Management is to advise Universal Security to hold on "stickered" vehicles and Management is not to issue violation letters for cars parked on the road within The Flowers.

Management presented proposals for storm drain cleaning at S.W. 167<sup>th</sup> Avenue, in front of the Paradise Lakes Shopping Center. The proposals were as follows:

1.	EnviroWaste Services Group, Inc.	\$ 550.00
2.	Olen Contractors	\$ 950.00
3.	MH One	\$1,100.00

After a brief discussion, the Board advised Management to contact the County regarding the next scheduled storm drain cleaning.

Management presented proposals to landscape the areas in front of each of The Flowers' exterior walls. The proposals were submitted as follows:

1.	Tay, The Lawn Beautifier	\$1,300.00
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| 2. | Global Pest Control and Lawn Care | \$1,720.00 |
| 3. | Garden Techs                      | \$1,935.00 |

Ricardo Hernandez requested this item be tabled until he can meet with the Committee members of "The Flowers" to discuss. Management submitted the proposals to Ricardo Hernandez.

The proposals for turf to be planted in front of The Flowers walls was tabled until Ricardo Hernandez can meet with Committee members of The Flowers.

There was discussion regarding lighting of the entrance to The Flowers. Ricardo Hernandez advised that Henry Ortiz Repair Services had looked into the project, in the past, but, never submitted a proposal. Management is to obtain proposals for the lighting project. Additionally, the lighting of the bulletin board and requesting SunTrust's assistance was discussed. Management is to look into the matter.

Management presented the proposals for purchasing the janitorial golf cart. There was discussion by Management regarding the insurance of the golf cart. Management advised the Association could add the golf cart to the existing liability policy. However, the cost could not be confirmed as of yet. Management is to obtain a quote from Smith, Watson and Parker for the next meeting.

Keith McClure brought up the issue of the Board's previous decision to approve the planting of 100 Royal Palm trees along SW. 167<sup>th</sup> Avenue. Keith McClure stated the approved vendor, Tai, The Lawn Beautifier had contacted Miami Dade County for approval of the planting and was in the process of obtaining Miami Dade County permits. Jill Randolph discussed the matter of the potential road-widening versus the area where the trees will be planted. Jill Randolph made a motion to table the planting of the Royal Palms until a professional opinion could be presented by a landscape architect and confirmation of the roads not being widened. Gaston seconds the motion. All in favor, motion passed.

Keith McClure discussed the matter of the website presenting a potential liability to the Association. There were several homeowners present stated the Association should keep the website and were of the opinion the website did not present any liability. Louis Mazzio made a motion to leave the information on the website as is. Jill Randolph seconds the motion. Dennis Tooker approved the motion. Keith McClure and Ram Hiranand were opposed. Gaston Isidron abstained. The motion passed 3 to 2.

#### Open Forum:

Ismael Pabon, homeowner from The Flowers, stated that he had background in web page designing and agreed with Keith McClure there was potential liability with making certain information on the website public information.

There being no further business to discuss, the meeting was adjourned at 9:45 p.m.