

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
PUBLIX LOUNGE
February 5, 2008

The Board of Directors meeting was called to order at 7:30 p.m. by President, Ed Hollander.

Board Member(s) Present: Ram Hiranand, Gaston Isidron, Louis Mazzio, Jill Randolph and Dennis Tooker.

Board Member(s) Absent: Keith McClure.

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

Ed Hollander called the meeting to order at 7:30 p.m. Ed Hollander advised the homeowners present to fill out cards with their names, addresses, sub-associations and the topic they wanted to discuss with the Board. Mr. Hollander further informed the homeowners present that they would be allowed to address their concerns during open forum but, would be able to participate in Board discussions. Ed Hollander asked Desiree Gomez to read the minutes of the January 15, 2008 Board of Directors meeting. Jill Randolph made a motion to approve the minutes as read. Louis Mazzio second the motion. All in favor, motion passed.

Desiree Gomez advised the Board of Directors there could be a discussion but the Board's decisions could not be approved since an Agenda was not posted with the items to be discussed.

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

Ed Hollander addressed the homeowners present regarding correspondence from an anonymous homeowner distributed via email. Mr. Hollander read a statement he prepared which informed the homeowners that the e-mail distributed was vicious and based on lies and false accusations. Javier Solis of The Landings Board of Directors spoke out, addressing Mr. Hollander, stating he was very upset by the nature of the e-mail he received. After several attempts by Ed Hollander and Jill Randolph to calm him down, Desiree Gomez told Javier Solis he would get his turn to speak during open forum.

Ed Hollander recommended Dennis Tooker as the Association's web site administrator. Dennis Tooker accepted the responsibility and will obtain all pertinent information relating to the website from Ricardo Hernandez.

Ed Hollander discussed the Management contract and the bidding process. He stated that several management companies had submitted proposals, however, the Board had narrowed down their options to two (2): Allied Management and Land Cap. Ed Hollander also, informed everyone present that Ricardo Hernandez had tampered with the bidding process by contacting Allied Management representatives, giving them information to alter their prices. Ed Hollander stated this was unacceptable since he was no longer on the Board and the bidding process should not be "open" but, conducted via "sealed" bids as with the County bidding process. The Board decided to table any further discussions regarding the management contract with Courtesy Property Management until the matter of the new contract with Courtesy is cleared by the Association's attorney.

Gaston Isidron discussed the issued of security again. He stated there were issues still, in the Lennar Homes community with vehicles parked on the street. A homeowner from The Flowers advised there was also, issues with minors loitering in the Publix shopping center, drag racing and vandalism. Management is to put these items on the Agenda for the next Board of Directors meeting.

Management is to place on the next Board of Directors meeting Agenda to be discussed, The Flowers separating from the Master Association.

Ed Hollander addressed the homeowners and Board advising of his intent to resign. He read a statement he prepared, explaining his reasons for his resignation (refer to the attached letter). Dennis Tooker will serve as Acting President. Management is will contact the Association's attorney to prepare the Special Meeting package for The Flowers election, to elect another representative for The Flowers sub-Association.

There being no further business to discuss, the meeting was adjourned at 9:32 p.m.