

**FOREST LAKES MASTER ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MARCH 3, 2009**

Board Members Present: Dennis Tooker, Gaston Isidron, Louis Mazzio, Keith McClure, Ram Hiranand and Ismael Pabon.

Members Absent: Jill Randolph.

Also Present: Desiree Gomez, Property Manager from Courtesy Property Management; Donald Lee of EnGuard Security and Ricardo Hernandez, Homeowner from the Flowers.

The Board of Directors was called to order at 7:05 p.m.

There was a quorum of the Board of Directors.

Donald Lee of EnGuard Security gave an update regarding security matters within the community. Mr. Lee requested that the Association purchase parking violation stickers. Management obtained samples from Mr. Lee and will order the parking violation stickers.

The Management Report was read in detail by Property Manager, Desiree Gomez.

Management advised the Board that no response has been received from the developer of the retail area regarding the Association's rejection of offer letter. Management will continue to monitor this matter with Cari Rusconi, Esq., the Association's attorney.

Ricardo Hernandez was present to discuss the Board's request to relinquish all information and access to the Association's website. Mr. Hernandez furnished the Board and Management with a printout of information regarding accessing the website. Mr. Hernandez is to create one password and forward Management.

Management is to furnish the Board of Directors with the beginning balance of the Flowers Operating account.

Ismael Pabon made a motion to give 90 day notice of non-renewal to Courtesy Property Management in order to renegotiate the contract and prevent automatic renewal for an additional 3 years. Louis Mazzio second the motion. Dennis Tooker was for the motion. Keith McClure, Gaston Isidron and Ram Hiranand opposed the motion. The motion died. Dennis Tooker requested that Management place this item for discussion under New Business for the next Board of Directors meeting.

Management is to send a letter to the Tesoro Board of Directors regarding Jill Randolph's interest in continuing as a Board member of the Master Association Board of Directors.

There being no further business to discuss, the meeting was adjourned at 8:24 p.m.