

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

Board Members Present: Dennis Tooker, Louis Mazzio, Keith McClure and Ram Hiranand.

Members Absent: Gaston Isidron, Ismael Pabon, and Jill Randolph.

Also, Present: Desiree Gomez; Association Manager, from Courtesy Property Management; Ed Hollander, Homeowner from the Flowers.

The Board of Directors was called to order at 7:03 p.m.

There was a quorum of the Board of Directors.

Keith McClure made a motion to approve the minutes of October 6, 2009 as submitted by Management. Louis Mazzio second the motion. All in favor, motion passed.

The Management Report was read in detail by Association Manager; Desiree Gomez.

Mr. Donald Lee of Enguard Security was not present to give an update regarding security within the community. Louis Mazzio informed the Board of Directors of the complaints received from homeowners of Shoma Homes. Dennis Tooker requested that Louis Mazzio advise the Board of Directors of Shoma Homes to contact Donald Lee of Enguard Security, directly regarding their complaints.

There was a discussion regarding the renewal of the security contract with Enguard Security. The Board of Directors agreed to have Enguard Security revisit the security service proposal as follows:

- One officer, 24 hours, seven days a week.
- Total security hours 160 per week.

There was a discussion regarding holiday lighting for the entrance of the community.

Management reviewed the Proposed 2010 Operating Budget with the Board of Directors. Management is to make changes to the Master budget, as indicated on the worksheet. Management is to look into the number of foreclosures in The Flowers and send the information to Dennis Tooker. Once the changes have been made to the Budget, the Board of Directors will meet to approve the budget on November 23, 2009 at 7:00 p.m. at Courtesy Property Management.

Management advised the Board of Directors that Ms. Caridad Rusconi, Esq., the Association's attorney, still has not received any response from Mr. Alan Sackowitz. Additionally, Ms. Rusconi, Esq., requested direction from Management as to sending another demand letter to the Developer. The Board of Directors requested that a demand letter be sent to the Developer every six (6) months and to monitor the status of the C.O. (Certificate of Occupancy).

There being no further business to discuss, the meeting was adjourned at 8:19 p.m.