

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 17, 2010

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

Members Absent: None.

Also Present: Desiree Gomez; Association Manager, from Courtesy Property Management and Donald Lee from Angered Security.

The Board of Directors meeting was called to order at 7:06 p.m.

Quorum of the Board of Directors was established.

Ram Hiranand made a motion to approve the minutes of July 7, 2010 Board of Directors meeting with one correction. Dade Equipment was the vendor that Ram Hiranand was going to contact, not Advantage Golf Cars. Keith McClure second the motion. All in favor, motion passed.

Mr. Donald Lee from Enguard Security provided the Board of Directors with a brief report of security activity within the community. Mr. Lee stated that in spite of the reduced patrol coverage, he has seen better results. A few incidents of vandalism were reported between 4 a.m. and 6 a.m. Also, Mr. Lee mentioned parking problems still exist in The Landings and Shoma Homes. Jill Randolph requested that the patrol vehicle exit Tesoro East and West with its lights on. Dennis Tooker requested that the security officer survey and check behind the hedges near the mailbox area. Mr. Tooker stated there were "leftovers" in this area and would like more security coverage there.

Mr. Donald Lee from Enguard Security presented the Renewal Addendum to the Enguard Security Agreement. Mr. Lee advised that the rate on the Addendum should read \$18.25 not \$18.20. Additionally, Mr. Lee and The Board of Directors discussed the renewal rates as follows:

- 84 hours:	\$18.95
-100 hours:	\$18.55
-168 hours:	\$18.25

The Board of Directors tabled the approval of the Security Addendum until the Association's attorney can review it and provide a legal opinion. Management will forward Enguard Security's Addendum to Siegfried, Rivera for review.

The Association's Manager; Desiree Gomez, gave an update regarding the financial statement and collections.

Keith McClure submitted a janitorial proposal from Tay, The Lawn Beautifier. Management reminded the Board of Directors that the Association still has a contractual obligation to Courtesy Property Management for the janitorial service. Management is to provide the terms of the janitorial contract. The decision to approve the janitorial proposal submitted by Tay, The Lawn Beautifier will be tabled.

Management provided golf car proposals as follows:

- A. Dade Equipment (2007 Electric used Golf Cart) \$2,140.00 (not including set of (6) new batteries, (4) good tires and drink holder.
- B. Advantage Golf Cars, Inc. \$2,621.50 (includes set of (6) used batteries).

The golf car proposals will be tabled until Management provides the terms of the janitorial contract and inquires with Tay, The Lawn Beautifier if they would be willing to purchase the golf car from the Association if awarded the janitorial contract.

Board President, Dennis Tooker submitted for the Board of Directors' review and approval, a condensed version of the pamphlet, he had originally prepared to provide a synopsis of the Association's financial status. Gaston Isidron made a motion to approve the letter with the revision, to date the table on the letter. Louis Mazzio second the motion. Jill Randolph and Ismael Pabon also, approved the letter. Keith McClure and Ram Hiranand were opposed. The motion passed, four to two. Mr. Tooker will e-mail a copy to Management to mail out to the homeowners.

Management submitted the proposals for The Flowers' entrance signs, again, as follows:

- Henry Ortiz Repairs \$9,800.00
- Sign-A- Rama \$2,678.53 (for two signs on SW 167th Avenue, only. If the Board approves, they will complete all the walls for an additional 10% discount).

Ismael Pabon, made a motion to approve the proposal submitted by Sign-A-Rama, contingent upon confirmation that the letters will be drilled into the walls. Keith McClure second the motion. All in favor, motion passed.

Jill Randolph, Vice President, stated that she met with Land Cap (Apogee), along with Louis Mazzio and Keith McClure and that their proposal would be submitted with the other (2) two candidates' management proposals, at a later date. Keith McClure mentioned that all bids should be sealed. After much discussion, the Board of Directors all agreed that all bids would be submitted, sealed. Ms. Randolph also, informed the Board of Directors

that they would be meeting with The Continental Group and Allied Property Management again and both companies would re-submit their proposals to the Board of Directors for review and discussion prior to a decision being made. Mr. Mazzio mentioned that the ad-hoc committee should be formally ratified. Mr. Mazzio made a motion to ratify the ad-hoc committee with the following members:

Jill Randolph, Louis Mazzio, Ismael Pabon and Keith McClure.

Jill Randolph second the motion. All in favor, motion passed.

Keith McClure made a motion to request that Dennis Tooker resign as President of the Board of Directors. Jill Randolph was opposed and stated that this matter should be deferred until the Annual and Election meeting in February 2011. Louis Mazzio, Gaston Isidron and Ismael Pabon were also, opposed. The motion did not pass, one to four.

There being no further business to discuss, the meeting was adjourned by Board President; Dennis Tooker at 8:38 p.m.