

## **Forest Lakes Master Board of Directors Meeting**

December 21, 2010

Meeting held at: Land Cap Property Services, Inc.  
13800 SW 144 AVE RD  
Miami, FL. 33186

**Board Members Present:** Dennis Tooker, Louis Mazzio, Ismael Pavon, Jill Randolph

**Members Absent:** Keith McClure, Gaston Isidron, Ram Hiranand

**Also Present:** Caridad Rusconi from Seigfried, Rivera, Lerner, De La Torre & Sobel, PA  
Felix Giralt, CAM, Land Cap Property Services, Inc.

### **Meeting called to order at: 7:49 PM**

A quorum of the Board of Directors was established.

Approval of Minutes of the Meeting of November 2, 2010.

Board read line by line amending the motions to reflect that Louis Mazzio and Jill Randolph voted in favor of all the made motions.

1. Jill Randolph made a motion to accept the minutes with, for mentioned changes, Ismael Pavon seconded motion.

All voted in favor and motion was carried unanimously.

Approval of Minutes of the Meeting of November 18, 2010.

1. Louis Mazzio made a motion that the Meeting of November 18, 2010 was Noticed legally, Jill Randolph seconded motion.

All voted in favor and motion was carried unanimously.

2. Ismael Pabon made a motion to ratify the November 18, 2010 Meeting motions, Dennis Tooker seconded motion.

All voted in favor and motion was carried unanimously.

3. Jill Randolph made a motion to have Association Attorney, Caridad Rusconi contact Courtesy Property Management and inquire whether CPM asserts that the janitorial agreement presented by Keith McClure, dated December 1, 2008, but with signatures dated November 6, 2007 is the actual janitorial agreement, Ismael Pabon seconded motion.

All voted in favor and motion was carried unanimously.

4. Ismael Pabon made a motion to have Association Attorney Caridad Rusconi render an opinion regarding the validity of the management agreement presented by Keith McClure, dated January 1, 2008, Louis Mazzio seconded motion.

All voted in favor and motion was carried unanimously.

5. Louis Mazzio made a motion to have Association Attorney Caridad Rusconi render an opinion regarding the validity of the cancellation of the management agreement between Courtesy Property Management and FLMA, Ismael Pavon seconded motion.

All voted in favor and motion was carried unanimously.

6. Ismael Pabon made a motion to allow the Association Attorney Caridad Rusconi to proceed to attempt recovery of Records and Property of the Association from Courtesy Property Management, Louis Mazzio seconded motion.

All voted in favor and motion was carried unanimously.

7. Jill Randolph made a motion to affirm that the Officers of the Board of Directors will be elected according to the Bylaws of the Association, without regard to other considerations, Louis Mazzio seconded motion.

All voted in favor and motion was carried unanimously.

Discussion regarding the August Meeting minutes, reflect that there were 5 Proposals to be presented to Board Committee consisting of Ismael Pabon, Jill Randolph, Keith McClure and Louis Mazzio; that 2 companies were selected as finalists and Land Cap was the final choice because of a savings to the FLMA of \$12,000 a year.

Regarding the August Meeting minutes, it was the understanding of the Board members that any mention of gifts and presents were in reference to the food provided by Yesi Llombart.

Jill Randolph stated she did not receive any presents other than the food.

1. Jill Randolph made a motion for the Association Attorney Caridad Rusconi to respond to the email sent by Director Gaston Isidron regarding Managements responsibility to maintain Notices of Meetings posted for 72 hours, Ismael Pavon seconded motion.

All voted in favor and motion was carried unanimously.

Discussion regarding the current contract with Land Cap (nothing is wrong with the contract and there was no wrong doing regarding the contract)

Courtesy Property Management will finalize their contract December 31, 2010, the Association will pay for copies of records but expect all records to be turned over by CPM in a professional manner.

Discussion and read in the Documents, that you don't have to be on a Sub Association Board to be on the Board of the Master Association, you do have to be an owner of a Sub Association unit.

Discussion with the Attorney on a definite date to demand the Records and Property of the Association from Courtesy Property Management, date agreed by Board was December 30, 2010.

**Meeting Adjourned:**

There being no further business to discuss, the meeting was adjourned by the Board President, Dennis Tooker **at 9:46 PM**

**Dated:** \_\_\_\_\_

**Secretary:** \_\_\_\_\_