

Forest Lakes Master Board of Directors Meeting

January 4, 2011

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

Board Members Present: Dennis Tooker, Louis Mazzio, Keith McClure, Ram Hiranand, Jill Randolph

Members Absent: Ismael Pabon, Gaston Isidron

Also Present: Donald Lee, from Security
Tom Ryan VP, Felix Giralt CAM Land Cap Property Services, Inc.

Meeting called to order at: 7:04 PM

A quorum of the Board of Directors was established.

Approval of the Minutes of the December 21, 2010 Board Meeting, Dennis Tooker read the minutes.

- Jill Randolph made a motion to accept the minutes as written, Dennis Tooker seconded motion.
- Motion was voted on, Dennis Tooker, Jill Randolph, and Louis Mazzio voted in favor to approve the minutes and Keith McClure and Ram Hiranand abstained.
- Motion was carried by majority vote.

Discussion by Ram Hiranand who brought up that he never received the notice or was never notified for the December 21st meeting, Jill Randolph stated that the notice was posted by Land Cap and also mailed, Mr. Hiranand said he never received it, but had not been by the entrance were the notices are posted either.

- Mr. Hiranand will be contacted via telephone by Management from now on to be notified of Board Meetings and any other Association business.

Mr. Hiranand also questioned why his Sub Association pays \$48,000 a year to the Master Association and what the Master did for them. Dennis Tooker and Louis Mazzio told him of the different things the Master does for the Subs.

Security Report:

Donald Lee read his report and highlighted different points regarding Security issues (parking, kids and vandalism) he also mentioned that they receive area reports from Miami Dade Police.

- He spoke of starting to sticker illegally parked cars at the Landings and Lennar Homes.
- Approval of an additional \$25 surcharge for gas was discussed, because of the current raise in gas prices.

- Louis Mazzio makes a motion to approve the \$25 surcharge for gas per week, Keith McClure seconded motion.
- All voted in favor and motion was carried unanimously.
- Donald also pointed out two areas in Sub Associations where kids pass thru from one community to the next that maybe should be fenced to avoid this unwanted traffic of kids, this issue will be looked at and brought up in for further discussion.

Discussion regarding management getting 3 sandwich signs from Signs To Go at the cost of \$169.95 each, the Board asked management to get a sample so they can see it then if its what they want we can order them. (Will bring sample to next meeting)

Managers Report:

Felix Giralt read the Manager's report, stating that management posted notices and mailed to BOD, recap of meeting with Donald Lee and going thru community with him, verifying the addresses of 28 units that mail was returned, gave BOD prices for different sandwich boards.

Old Business:

Discussion on termination of CPM agreement, a second certified letter from Association Attorney was sent to CPM requesting turn over date of January 10th

Attorney issued opinion on conflict of interest (35 pages) copies sent to all parties involved, Ram Hiranand was given 6 pages of the actual opinion by Management as he requested.

- During this discussion Keith McClure stated he had no further contact with CPM at this time, Dennis Tooker asked him to clarify and he stated again he had no contact with Courtesy Property Management.
- Dennis Tooker asked Management to send a letter to Lennar Homes Management Company inquiring about their annual payment (Courtesy Property Management)
- Keith McClure requested copies of the last 3 meetings minutes and they were given to him. (November 2, November 18, and December 21)

New Business:

Discussion regarding the janitorial service, whether the janitor is still working at the property or not, management will look for him and speak to him if found.

Dennis Tooker gives a report on the financials of the Association from Bank balance sheets provided by Land Cap.

- Board asks management to transfer \$35,000 from operating account to the reserve account.

Meeting Adjourned:

There being no further business to discuss, the meeting was adjourned by the Board President, Dennis Tooker at **8:37 PM**