

# **Forest Lakes Master Association, Inc.**

## **March 1, 2011 Board of Directors Meeting Minutes**

**Board members present:** Dennis Tooker, Louis Mazzio, Jill Randolph, Ismael Pabon, Keith McClure, Ram Hiranand and Gaston Isidron

**Also Present:** Association Attorney Caridad Rusconi from Seigfried, Rivera, Lerner, De La Torre & Sobel, PA

Tom Ryan VP and Felix Giralt, CAM from Land Cap Property Services, Inc.

### **Annual membership meeting was called to order at 7:07 PM.**

Attorney Caridad Rusconi announced that there was no Quorum for the Forest Lakes Master Association Annual Meeting.

Also there was no Quorum for the Flowers Annual Meeting.

The Board of Directors would roll over for another term.

### **Organizational Meeting and Regular Meeting called to order at 7:09 PM.**

**Motion made** by Jill Randolph to nominate Dennis Tooker for President, Louis Mazzio seconds, voting in favor of the motion, Jill Randolph, Dennis Tooker, Louis Mazzio and Ismael Pabon. Abstaining were Gaston Isidron, Keith McClure and Ram Hiranand.

**Motion made** by Jill Randolph to nominate Louis Mazzio as Vice President, Ismael Pabon seconds, voting in favor of motion, Jill Randolph, Dennis Tooker, Louis Mazzio and Ismael Pabon. Abstaining were Gaston Isidron, Keith McClure and Ram Hiranand.

**Motion made** by Jill Randolph to nominate Ismael Pabon for Secretary, Dennis Tooker seconds, voting in favor of the motion, Jill Randolph, Dennis Tooker, Louis Mazzio and Ismael Pabon. Abstaining were Gaston Isidron, Keith McClure and Ram Hiranand.

**Motion made** by Ismael Pabon to nominate Jill Randolph as Treasurer, Louis Mazzio seconds, voting in favor of the motion, Jill Randolph, Dennis Tooker, Louis Mazzio and Ismael Pabon. Abstaining were Gaston Isidron, Keith McClure and Ram Hiranand.

Remaining as Directors are, Gaston Isidron, Keith McClure and Ram Hiranand.

Thus the organizational meeting came to its conclusion.

### **Regular Board Meeting:**

Dennis opens the discussion regarding the sandwich boards to be bought for \$169.95 each. It was agreed to buy 4 and were to locate them to notify the membership of the monthly meetings.

**Motion made** by Jill Randolph to buy 4 sandwich boards at the cost of \$169.95 each, Louis Mazzio seconds, a unanimous vote in favor of the motion by Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon, Keith McClure, Gaston Isidron and Ram Hiranand.

Attorney Caridad Rusconi, speaks to the Board regarding the janitorial agreement with Courtesy Management, that there are conflicting issues in the agreement (different copies, dates and with minutes) but that the Board would have to make the decisions on what action to take. She also expressed that the agreement would end on December 2011 in the agreement provided by Courtesy Management's attorney.

It was brought out that most of the Board was unaware of this agreement and that minutes provided by Courtesy Management do not coincide with minutes already in possession of some Board members.

Discussion on whether to continue with the janitorial agreement or to have the Association Attorney negotiate a buy out before the agreement expires. Tom Ryan expresses his opinion on how difficult it is to manage the property and having Courtesy run the janitorial service (due to lack of cooperation and information coming from Courtesy Management and the lack of having a contact person that would respond to any request) continuing discussion on the subject for and against. Under the agreement the Association needs to give 90 days notice of cancellation prior to the agreements expiration date.

**Motion made** by Louis Mazzio to have the janitorial agreement run thru to its expiration date of December 2011 Ram Hiranand seconds, voting in favor of the motion Ram Hiranand, Gaston Isidron, Keith McClure and Louis Mazzio. Abstaining were Jill Randolph, Dennis Tooker and Ismael Pabon.

**Motion made** by Jill Randolph to have Association Attorney Caridad Rusconi give the 90 cancellation notice before the contracts expiration date to avoid the contract from renewing at the time of termination, Ismael Pabon seconds, a unanimous vote in favor of the motion was made by Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon, Keith McClure, Gaston Isidron and Ram Hiranand.

**Motion made** by Jill Randolph to have Association Attorney Caridad Rusconi have Courtesy Management show proof of all types of insurances, contact name, schedule second set of keys (gulf cart and storage cage) and name of employee regarding janitorial agreement, Ismael Pabon seconds, a unanimous vote in favor of the motion was made by Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon, Keith McClure, Gaston Isidron and Ram Hiranand.

**Motion made** by Jill Randolph to have Association Attorney Caridad Rusconi demand Association property returned by Courtesy management, (keys, gulf cart keys bulletin board keys and bulletin board letters) Dennis Tooker seconds, a unanimous vote in favor of the motion was made by Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon, Keith McClure, Gaston Isidron and Ram Hiranand.

Home owner from Flowers brings up the subject of having to pay twice for the same services as the Flowers belongs to the Special Taxing District whose common areas are maintained by the County and also by the master Association (he produced a map of the area in question with the scope of work included) and a discussion was engaged in regards as to what the County actually maintains and the Association. The Association Attorney Caridad Rusconi will inquire as to when the County deeded the property to Forest Lakes Master she will reference by using the address of the resident 9165 SW 166 CT, 33196.

Keith McClure would like the minutes to reflect that Land Cap Property Services, Inc. made a mistake in the first mailing notice for the annual meeting, but a second mailing was made and paid for by Land Cap.

Gaston Isidron asked about Lennar Homes, lump sum yearly payment to Forest Lakes Master, discussion on whether the full payment was received from Courtesy as of this date.

**With no further business to discuss:** Ismael Pabon made a motion to adjourn, Louis Mazzio seconds, a unanimous vote in favor of the motion was made by Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon, Keith McClure, Gaston Isidron and Ram Hiranand.

**Meeting Adjourned at 8:17 PM.**