

Forest Lakes Master

July 5th 2011

Board of Directors Meeting

Board members present: Dennis Tooker, Jill Randolph, Louis Mazzio and Ram Hiranand.

Board members absent: Ismael Pabon, Gaston Isidron and Keith McClure.

Also present: Tom Ryan Land Cap VP, Felix Giralt, CAM.

Having met quorum, Meeting called to order at: 7:10 PM

Approval of June 6th minutes: The minutes were read from the last Board meeting and were approved with one change as follows; Motion to approve the minutes of June 6 should read that Jill Randolph made the motion to approve the minutes instead of Dennis Tooker.

(Change) Motion made by Jill Randolph to approve the minutes as read. Ismael Pabon seconds motion, voting in favor of the motion Jill Randolph, Dennis Tooker, Louis Mazzio, Ismael Pabon, Keith McClure and Ram Hiranand. Motion passed unanimously.

Motion made by Louis Mazzio to approve the June 6 minutes with the change. Jill Randolph seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and Ram Hiranand. Motion passed unanimously.

There was no security report due to the absence of Donald Lee from EnGuard Security.

Managers Report: Property Manager Felix Giralt gave managers report and these were some of the topics on the report:

Hurricane preparedness as discussed with Sandro Aleman Supervisor for Special Taxing District, procedures in case a major storm strikes the area were detailed in order of events as to how their crews will proceed in the case of a storm striking the area. Also a report was given on the communication with Donald Tock of M-D Public works regarding the Boards request for a pedestrian walkway and additional lighting on 167 AVE.

The repair to the golf cart by Dade Equipment was also reported and the complaints of home owners at The Flowers regarding overgrown front yards in units that are under foreclosure.

Motion made by Louis Mazzio to have Tay the Lawn Beautifier cut the front of units at The Flowers that are overgrown and in violation from list generated by management, cost to be paid by The Flowers and to be back charged to each units account by Land Cap accounting department. Ram Hiranand seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and Ram Hiranand. Motion passed unanimously.

Financial Report: Financial report given by Dennis Tooker, checking the bank balances stating that the Association continues to improve financially that they have \$117,000 in total assets and

the community is running year to date \$2000 under budget, at this rate he projects the master Association to be \$20,000 and The Flowers \$6,000 on the plus side of the budget by years end.

He also asked Land Cap to proceed with the agreed money transfers from Forest Lakes Master Association operating account to The Flowers operating account.

Ram stated that he would like to see the late fees of the delinquent accounts reflected on aging reports.

New Business: First topic was the many shopping carts abandoned thru out the community and how to resolve this problem.

Tom Ryan of management stated that he has spoken to the Publix Manager and that they had picked up their carts and would continue to do so, but there are many other stores that don't pick up theirs.

Management proposed to speak to Salvador the janitor and have him pick up the carts and take back to the shopping center Dennis Tooker offered to pick up the bulk of abandoned carts so that Salvador could start off with a lesser volume of shopping carts, there was also discussion regarding getting a larger John Deere golf cart that is larger and street legal equipped and for management to research the cost.

The next topic of discussion was the entrance flags (the ones that the Special Taxing District installed are smaller than the ones used in the past) and it was decided to leave them till they need to be replaced again and then go with the original size 6x10 ft flags.

The Board requested to have management trim the planters at 104 ST and 162 AVE trimmed by Special Taxing District crews, the plants block the light fixtures eliminating the FLM signs.

The next topic was the approval of the new wall color for the Tesoro perimeter walls, Jill Randolph showed the Board the color the Tesoro Association had decided on (Glazed Pot).

Motion made by Louis Mazzio to approve the new wall color for the Tesoro perimeter walls Glaze Pot, Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and Ram Hiranand. Motion passed unanimously.

With no further business to discuss: Dennis Tooker made a motion to adjourn Jill Randolph seconds the motion, all in favor.

Meeting adjourned at 8:09 PM.