

Forest Lakes Master Association, Inc.
Board of Directors Meeting
June 6, 2012

Board members present:

Dennis Tooker, Jill Randolph, Louis Mazzio and Ismael Pabon

Board members absent:

Gaston Isidron, Ram Hiranand and Keith McClure.

Also present:

Felix Giralt, CAM and Tom Ryan Land Cap VP.

Having met quorum, meeting was called to order at 7:04 PM.

Approval Minutes from May 1st, 2012: The minutes from the last Board meeting were read by Dennis Tooker.

Motion made by Jill Randolph to approve the May 1st amended minutes. Louis Mazzio seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon. Motion passed unanimously.

Security Report: Security reports given by Dennis Tooker, no major problems with security reported by EnGuard, but a home owner from The Flowers, Joyce Mejia who was present reported that her car had been broken into twice, she contacted the Hammocks Police Station and they told her the Association should call them and request a watch order for the area. Since The Flowers streets are county roads the Board was in agreement that M-D Police should be patrolling the area already, but it was agreed to have management call the station for additional patrol.

Managers Report: Property Manager Felix Giralt presented his manager's report and the following topics were discussed:

Management contacted several painting contractors to give proposals for the pressure cleaning, stucco repair and painting of the perimeter wall of The Flowers (proposals were submitted from Paint City Services Corp, PJ Basso Construction, General Repairs Service and KNL). The Board decided to table the project till next year due to the cost involved and until The Flowers builds up their operating funds again.

Management has also asked the painting contractors to bid the repainting of the entrance signs of Forest Lakes Master (marquee signs) paint color samples will be brought to the next Board meeting so that the Board can decide on colors.

The small marquee sign located on 96 ST East of Shoma Homes needs wood repairs so management procured a proposal from the Land Cap handyman division to replace rotted wood and repaint sign at the cost of \$220.00.

Motion made by Louis Mazzio to accept the proposal from Land Cap's handyman division to repair and paint the marquee sign, Jill Randolph seconds the motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon. Motion passed unanimously.

AmpStrong Electric has begun the permit application process for the electrical work to be done at the lakes for the fountain installations. Dani Gonzalez the Engineer is working on the drawings to be submitted along with the plans, management will go to the M-D County Building Dept. to try and get copies of a survey of the property or site plans.

Motion made by Louis Mazzio to go ahead and get a survey made if needed for the installation of lake fountains, Dennis Tooker seconds the motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon. Motion passed unanimously.

Management also reports that Danny Signs has completed the installation of the new entrance signs at The Flowers, the letters were screwed into wall and also secured with liquid nail type adhesive as stipulated by the proposal.

Management sent email to Floyd Peters asking for an update on the tree planting project and the upgrade to lights on the entrance signs, Floyd informed management that they have started working on the main entrance and will begin sign on 162 AVE and 104 ST very soon (on 6/4/12 management stopped and spoke to electrical team from M-D on 162 AVE sign, they were reviewing the plan for the sign located there on 162 AVE and 104 ST). Floyd also informed management that he sent the final request to Gil Delgado on 5/23/12 regarding the tree planting project but had not received an answer yet. The Board would like management to follow up with Gil Delgado regarding the tree project.

A request for cleaning of the lakes was reported to Floyd Peters, who contacted Aquagenix to clean the area of all 3 lakes.

Joan Shen Assistant Chief Traffic Engineer for M-D Public Works Dept. was contacted regarding the possibility of having 15 MPH signs installed throughout The Flowers Community.

A proposal for treatment for the white fly plague was presented to the Board from Ari's Lawn Service to spray The Flowers perimeter ficus hedge and the walkway hedge between the two Tesoros for the cost of \$4,700.00.

Motion made by Jill Randolph to have Ari's Lawn Service spray for white fly at the cost of \$4,700 at The Flowers perimeter ficus hedge and the walkway between the two Tesoros, Louis Mazzio seconds the motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon. Motion passed unanimously.

Brief discussion regarding the Home Depot card, Dennis Tooker suggested applying for a Home Depot prepaid credit card and as a last resort applying for a credit card thru the Association' bank, management will proceed to inquire both options.

Financial Report: A brief financial report given by Dennis Tooker, he informed the Board that there's \$210,014.38 in the F L M operating account, \$17,961.87 in The Flowers operating account for a total of \$227,976.25 he also reported that there's \$37,767.20 on the F L M reserves account and \$14,230.55 in The Flowers reserves account for a total of \$52,001.75 in total reserves and \$391,708.08 in total assets.

With no further business to discuss Jill Randolph made a motion to adjourn Louis Mazzio seconds the motion, all in favor.

Meeting adjourned at: 9:04 PM.