

**Forest Lakes Master Association, Inc.**  
**Board of Directors Meeting**  
**February 5, 2013**

**Board members present:** Dennis Tooker, Louis Mazzio, Keith McClure, Ram Hiranand and Jill Randolph (by speaker phone),

**Board members absent:** None

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

**Having met quorum, meeting was called to order at: 7:12 PM**

**Approval Minutes from January 8, 2013:** The minutes from the last Board meeting were read by Dennis Tooker.

**Motion made** by Ram Hiranand to approve the January 8, 2013 minutes as read. Louis Mazzio seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Ram Hiranand and Keith McClure, Motion passed unanimously.

**Security Report:** Security reports given by Dennis Tooker and Donald Lees email report was read by Tom Ryan, Donald informs that he has been unable to access the Miami-Dade Crime-view database for the last 3 months. It has been unavailable. We hope it comes back on line soon.

The security vehicle has been out of service since Sunday night with mechanical problems and is at the repair shop and will be back on service tonight, meantime they have been using an unmarked vehicle but still maintaining our regular patrols.

He states that in general, December was a very good month for security in the Forest Lakes area despite a slight increase in crime in other areas, FLM only had 3 incidents, none of them serious. There was one serious incident that involved unauthorized renters/occupiers in the Flowers community but a combination of watchful residents and the police, the crime was discovered and perpetrators taken into custody.

EnGuard contacted the Kendall Hammocks Police Division and Sergeant Prieto referred an Officer Schaefer to assist in setting up a Neighborhood Crime Watch in the Flowers. Two residents indicated their interest in such a program and their names and contact information was given to the officer. En Guard would like to be present when the crime watch meeting takes place.

EnGard implemented foot patrols in the area for Super Bowl weekend for both Saturday and Sunday nights.

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

That the FLM logos were installed on the new pickup truck, also that Land Cap handyman division has completed the pressure cleaning of The Flowers perimeter sidewalk.

That the Land Cap's lawn crew has removed and replaced all the damaged ficus hedges along the perimeter of The Flowers.

That Management is actively seeking proposals from licensed electrical contractors for the upgrades at the FLM front entrances at SW 88 ST and Management is also working on getting strobe light bar for new truck.

Management has also met with AmpStrong Electric to get updates on the electrical installations for the lake fountains, the new panels have been completed at The Flowers location and the Lennar Town Homes.

That a courtesy letter was sent to Burger King regarding future Architectural modifications, FPL was called regarding insufficient lighting at 96 ST and 167 AVE requesting better lighting and a work order placed with FPL to have all light poles in the community painted and renumbered.

A call was also made to the Special Taxing District regarding irrigation and drying sod problems.

Keith McClure asked management to contact the Special Taxing District to ask them to initiate the electrical upgrades and repairs to the electrical system at the front entrances on 88 ST before FLM made any expenditure in upgrades. Management will contact Gil Delgado regarding this issue.

**Financial Report:** Report given by Dennis Tooker reading from the December 31 bank reconciliations and financial report, the FLM op account has \$111,163.53 the reserves \$37,785.43 the Flowers op account has \$1,063.71 and the reserves \$13,198.25 he also reports the FLM Association had a surplus of \$36,993.93 for the year ending 2012.

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

**Meeting adjourned at: 7:54 PM**