

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JUNE 4, 2013

BOARD MEMBERS PRESENT:

Dennis Tooker, President
Mauricio Escobar, Vice President
Louis Mazzio, Treasurer
Ram Hiranand, Secretary

BOARD MEMBERS ABSENT:

Keith McClure, Director
Jill Randolph, Director
Lennar Homes Representative

HOMEOWNERS PRESENT:

Chona Cardelle (9328 SW 166 CT)
Tomas Cuello (9316 SW 166 CT)
Ed Hollander (16576 SW 91 TERR)

ALSO PRESENT:

Tom Ryan, Land Cap VP
Felix Giralt, CAM
Maria Delgadillo, Secretary
Donald Lee, En Guard Security

CALL TO ORDER

Meeting was called to order at 7:02 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

May meeting minutes were read by Dennis Tooker.

Motion #1: to approve May meeting minutes as read

By: Mauricio Escobar Seconded by: Louis Mazzio

All in favor; motion passed.

SECURITY REPORT

Donald Lee from En Guard Security apologized for not being able to attend the last three Board meetings. He reported that the crime in Forest Lakes is pretty low compared to the areas around the community; there have been 10-12 reported crimes (on an average) per month. From January 1st to May 31st there were a total of 37 crimes reported in Forest Lakes. He performed a sweep of the whole area (2 mile radius of Forest Lakes), there were 385 crimes reported including the 37 crimes in Forest Lakes, a lot of burglaries, break-ins, and drug related crimes. He thinks that part of the issue is that renters move in without going through an application process. Ram Hiranand stated that he asked about implementing an application approval process in the community but according to the Association attorney this is not in the Association Bylaws.

MANAGER'S REPORT

Tom Ryan reported that the old cage was removed; the County is supposed to come in to close it but nothing has happened yet. The County should no longer be addressing the Association when they have problems.

Tom Ryan reported that Felix Giralt spoke to Gil Delgado to have the Special Taxing District crew cut back the saw grass in the swale area on the west side of 167 AVE and 96 ST, it is over grown and it's obstructing the vision of south bound traffic. A response has not been received yet.

Dennis Tooker suggested also speaking to Gil Delgado about the southwest corner of 162 AVE and 104 ST which at this time is also overgrown.

Lake Doctors: Meter has been installed in The Flowers park, hopefully all 3 fountains will be up and running by Friday. Felix Giralt reported that the Association can purchase the dye for the water at approximately \$35 per gallon which covers 1 acre and the management company can apply it regularly.

Drainage on 167 AVE: Louis Mazzio suggested sending a formal letter to the County Commissioner due to significant flooding whenever it rains which is an engineering issue. Tom Ryan and the Board agreed that a letter should be written and sent to the County Commissioner.

ARCHITECTURAL APPLICATIONS

Edward Hollander submitted an architectural request to install white accordion shutters. It was approved by the Board.

FINANCIAL REPORT

Dennis Tooker reviewed account balances. Balance in operating funds is \$144,000, total in reserves \$67,463, owed in receivables \$237,982. The Flowers is \$962.11 ahead in budget.

OLD BUSINESS

Chona Cardelle (9328 SW 166 CT): Mrs. Cardelle stated that she received January minutes through the mail and they attended tonight's meeting because they wanted to dispute the wording used in those minutes regarding their illegal tool shed in backyard. They would like those minutes amended to say that their shed was approved by the Board but Dennis Tooker stated that what was approved at that time was the motion to allow the shed to remain along with a \$1,000 fine on their account until unit is sold at which time shed will have to be removed. The shed is an illegal structure because it is over 6 ft. in height (over fence line).

Motion #2: The Board finds that the shed is an unapproved structure and that we will levy the maximum fine of \$1,000 on 9328 SW 166 CT and take no further action until property is sold, at which time the structure should be removed.

By: Dennis Tooker Seconded by: Mauricio Escobar

All in favor; motion passed.

The Board agreed that all illegal sheds will be handled the same way; sheds will be allowed to remain until houses are sold and maximum fines of \$1,000 will be levied. According to the Association architectural guidelines, sheds must be below fence line.

NEW BUSINESS

Dennis Tooker mentioned that he would like to know where the janitor goes during the day while he is working and would like the mileage on the truck monitored.

Motion #3: to install GPS system in janitor's truck

By: Ram Hiranand Seconded by: Mauricio Escobar

All in favor; motion passed.

The Board would like Tom Ryan to obtain some estimates on a chain link fence (between the Flowers and the park). A "No Fishing, No Swimming" sign should also be posted.

ADJOURNMENT

Motion #4: to adjourn meeting at 8:40 PM

By: Dennis Tooker Seconded by: Mauricio Escobar

All in favor; motion passed.