

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, DECEMBER 3, 2013

BOARD MEMBERS PRESENT

Dennis Tooker, President
Louis Mazzio, Treasurer
Gustavo Barrios, Secretary
Keith McClure, Director

BOARD MEMBERS ABSENT

Mauricio Escobar, Vice President
Jill Randolph, Director
Lennar Homes Representative

HOMEOWNERS PRESENT

None present

ALSO PRESENT

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

CALLED TO ORDER

Meeting was called to order at 7:03 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

November meeting minutes were read by Dennis Tooker.

*Motion #1: to approve November meeting minutes with exception of the Flowers transfer entry
By: Gustavo Barrios Seconded by: Keith McClure
All in favor; motion passed.*

SECURITY REPORT

Donald Lee from En Guard Security was present. Any illegal activity observed should be reported to the police.

Donald Lee recommended having extra security during the holidays at the shopping center, Tom Ryan to speak with owner of shopping center; there is an up-spike for break-ins behind Publix (going over the wall and burglarizing).

MANAGER'S REPORT

Tom Ryan reported that he has been speaking with a company that picks up ducks based on an allocated amount with monthly agreement and the ducks are euthanized.

Tom Ryan reported that regarding the trash containers behind shopping center that no one is claiming ownership of, the trash companies do not even show them as being there. Tom spoke with both trash companies (Waste Management and WSI) and they will be removing them because they have become a trash site for the area.

Tom Ryan presented proposal from Superior Waterway for lake maintenance for \$650 per month. Maintenance of the lake includes cleaning, treatment of the water, and stocking of lakes with appropriate fish.

*Motion #2: to approve agreement with Superior Waterway for lake maintenance with appropriate budget amendment to fund it
By: Gustavo Barrios Seconded by: Keith McClure
All in favor; motion passed.*

Draft of newsletter was presented to the Board. Dennis Tooker would like to add pictures of fountain, truck, and janitor. Keith McClure would like to make it friendlier by adding holiday decorations.

DELINQUENCY REPORT

The Board discussed hiring a collections company to collect money from delinquent owners because it would cost a lot more money to use Siegfried. Gustavo suggested speaking with Brian Miller from The Landings regarding the person they use to collect the money who has been very successful.

Account receivables owed is \$256,000. A lot of this money we are not able to foreclose on because it cannot be validated because some of these balances are carried over from previous management companies.

FINANCIAL REPORT

As of Halloween there was \$120,000 in the Master operating account and \$7,300 in The Flowers operating account. As of November 30th, the operating account had \$123,440 which means it went up by \$3,400.

OLD BUSINESS

The Board would like extra security during the holidays (8-10 hours per week) which includes extra foot patrol around shopping center and inside community. A copy of the schedule will be obtained from Donald Lee and it will be disbursed to everyone.

Dennis Tooker informed the Board that he received a call from Lennar Homes' attorney because Lennar Homes had requested an opinion from Siegfried Rivera who is their registered attorney about stopping the inner Association collecting for the Master Association. In order for Siegfried Rivera to render this opinion to Lennar Homes the Master Association must vote to allow them to do so since they are also the Master Association's attorney.

*Motion #3: to allow Siegfried Rivera to render legal opinion to Lennar Homes on the collection of Master Association dues
By: Keith McClure Seconded by: Gustavo Barrios
All in favor; motion passed.*

Keith McClure would like add the item of placing the Mansions fountain in the middle of the lake on the next meeting agenda.

ARCHITECTURAL

Request submitted by Gerardo Peraita (16605 SW 90 ST) to paint house was approved.

ADJOURNMENT

Meeting was adjourned at 8:08 PM.