

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 4, 2014

BOARD MEMBERS PRESENT

Dennis Tooker, President
Mauricio Escobar, Vice President
Louis Mazzio, Treasurer
Gustavo Barrios, Secretary

BOARD MEMBERS ABSENT

Keith McClure, Director
Jill Randolph, Director
Lennar Homes Representative

ALSO PRESENT

Tom Ryan, Land Cap VP
Maria Delgadillo, Secretary
Frank Perez-Siam, Collection Firm
Daniel C. Lopez, Collection Firm
Brian Miller, the Landings
Ivis Marcos, the Landings
Rick Marcos, the Landings
Richard Fuentes, the Landings
Hector Vargas, the Landings

CALL TO ORDER

Meeting was called to order at 7:05 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

February meeting minutes were read by Dennis Tooker.

*Motion #1: to approve February meeting minutes as read
By: Gustavo Barrios Seconded by: Louis Mazzio
All in favor; motion passed.*

COLLECTION FIRM

Frank Perez-Siam and Daniel C. Lopez were present to explain collection procedure practiced by their law firm. He explained that collection files are received from Management Company and letters are sent out giving them 45-days to send payment, if payment is not received, an automatic lien is placed on unit and they have another 45 days to send payment by statute. If they do not pay after the 45 days they file for foreclosure. All fees and costs are advanced by the firm. Every 30 days a status report on all cases is prepared. If Association is ever sued, the Association always files an answer, this is done by their firm as a courtesy and then the case is closely monitored; an update is given every month on progress report. This firm concentrates only Associations.

SECURITY

Donald Lee went over his security report. He stated that there was one report of vandalism in February on 9100 SW 166 CT. He reported that patrol foot schedule was faxed to Land Cap. It was emailed to the Board members. The Board discussed the problems that they are having with the security guards who are sleeping in vehicle and not patrolling when they are supposed to and why Donald Lee is not being notified at the time of occurrences. According to the report from the GPS system from August 2013 – January 21, 2014, the security vehicle was parked without moving for over 300 hours when they are supposed to be patrolling the community.

Gustavo Barrios stated that he would like to make a motion to change security companies. Dennis Tooker suggested putting that motion on hold at this time in order to give Donald Lee a chance to remove problem guard from the community and to appoint a supervisor specifically for this area. If there are no changes by the next Board meeting then the motion should be made at that time.

The Board members from the Landings were present and they expressed their concerns with the security company's negligible service which has resulted in their desire to change companies.

Dennis Tooker suggested creating an adhoc committee to research security companies and recommend one at the next Board meeting. Brian Miller, Louis Mazzio, and Gustavo Barrios volunteered to be on the committee.

MANAGER'S REPORT

Tom Ryan reported that the fountain at the Mansions has been moved as close to the middle of the lake as possible and it has been repaired as well. No complaints regarding the fountain have been received.

Regarding the area in the park, Tom Ryan reported that it needs more mulch and rocks to fix the appearance. Work will be done next week.

FINANCIAL REPORT

Dennis Tooker went over the financial statements; he reported that as of the end of January, Flowers operating \$10,693 and Flowers Reserves \$6,850. At the end of February, Master operating account had \$137, 697, at the end of January the Master is \$1,008.51 ahead and Flowers is \$1,000 ahead.

Tom Ryan mentioned that Superior Waterway (lake maintenance) which is now being paid monthly for lake service is not on the budget; payments are being made under general maintenance. Dennis Tooker agreed that Lake Maintenance should be added as a line item on the budget.

NEW BUSINESS

Dennis Tooker mentioned that Townhomes and Shoma have upgraded their content on the community website and if any other community would like to do the same they are welcome to submit pictures or any content they would like to add.

The Board felt that the Association has nothing to lose with the Law Offices of Frank Perez-Siam and Daniel C. Lopez; they agreed to send 20 delinquent accounts to their firm on a trial basis.

*Motion #2: to send the 20 worst accounts not already with Siegfried to the new collection firm, Law Offices of Frank Perez-Siam and Daniel C. Lopez
By: Mauricio Escobar Seconded by: Gustavo Barrios
All in favor; motion passed.*

ARCHITECTURAL REQUESTS

The Board approved request for hurricane shutters submitted by Carlos Guillen (9050 SW 166 AVE).

ADJOURNMENT

Meeting was adjourned at 9:03 PM.