

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 1, 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

CALL TO ORDER

Meeting was called to order at 7:05 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

March meeting minutes were read by Dennis Tooker.

*Motion #1: to approve March meeting minutes as read
By: Mauricio Escobar Seconded by: Gustavo Barrios
All in favor; motion passed.*

MANAGER'S REPORT

Tom Ryan reported that mulch and sod will be added to the park area where some work was previously done. Work should be completed by next week.

Dennis Tooker reported that the fountain at the Mansions leans to the side; Tom Ryan will have Superior Waterway repair it.

FINANCIAL REPORT

Dennis Tooker went over the financial statements; he reported that as of the end of March, Flowers operating \$11,869.82, Flowers Reserves \$7,871.35, Master operating \$137,722.50, Master Reserves \$86,904.12.

Progress report was present from the Law Offices of Perez-Siam regarding the accounts sent to them for collection which stated that demand letters were sent out.

The Board would like to see a progress report on delinquent accounts handled by Seigfried and Rivera.

*Motion #2: to turn over the two accounts on the delinquency report that owe \$2,000 or more, who are not currently with attorney to Perez-Siam.
By: Louis Mazzio Seconded by: Gustavo Barrios
All in favor; motion passed.*

OLD BUSINESS

Security company proposals: Security proposals were obtained from Grace Protection Services, Professional Protection, and DeltaFive Security. After meeting with the representatives from these companies, the Committee recommended going with Professional Protection's proposal which includes one marked patrol vehicle, field supervision by control director/management staff, GPS enabled 2-way radio to track PSO assigned to Forest Lakes, Deggy Tour Management System, continuous monthly in service training of security staff and Supervision.

The Board would like the following items included in the agreement with Professional Protection:

1. A 30-day in and 30-day out termination policy.
2. Each community should communicate with the security company through the Master Association, specifically regarding the hotspots in each community for the installation of the Deggy System.
3. Rules for towing vehicles (stickers provided).
4. Areas patrolled should include: park, areas behind lake homes and shopping center

Motion #3: to obtain agreement from Professional Protection and have the Board review it before sending it to the attorney

By: Mauricio Escobar Seconded by: Louis Mazzio

All in favor; motion passed.

ARCHITECTURAL REQUESTS

The Board approved request for painting submitted by Us Bank National (9502 166 CT).

ADJOURNMENT

Meeting was adjourned at 8:20 PM.