

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, MAY 6, 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
Richard Pichardo, Professional Protection Investigations Agency

CALL TO ORDER

Meeting was called to order at 7:20 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

April meeting minutes were read by Dennis Tooker.

*Motion #1: to approve April meeting minutes as read
By: Louis Mazzio Seconded by: Mauricio Escobar
All in favor; motion passed.*

SECURITY REPORT

Richard Pichard provided the Board with a GPS tracking map of the guards patrolling the community. The guards only go 5 miles/hr. If the vehicles go over 10 miles/hr. the supervisor gets notified on their phone and he immediately contacts the guard to let him know to slow down. He reported that several vehicles were sited and that three tractor trailers were removed from the Publix and one from a residential area. All the paperwork was emailed to Tom with pictures.

Dennis Tooker asked if the Board can have access to the GPS system, Mr. Pichard responded that he can provide reports for a specific time and date but not direct access to the system. There might be a fee that the company charges for that, he will look into it. It takes about an hour for the guards to go through all 18 deggy spots in a sporadic fashion. Mr. Pichard provided that the security signs that he would like to install tomorrow; the Board instructed that they should be placed in park, park entrance to the Flowers, and entrance to the Townhomes tomorrow. Gustavo Barrios will let Tom Ryan know where to place the sign by the Landings. Louis Mazzio took the sign for his community.

MANAGER'S REPORT

Tom Ryan reported that he contacted Superior Waterway to fix the fountain at the Mansions so that it is no longer leaning. He also reported that mulch was added to the area in the park. Dennis Tooker asked about the beds at the signs since the plants look like they are dying; Tom responded that these plants need to be replaced and he recommends using a different plant, one that requires less maintenance. Quotes may be necessary to find the right plants. Mauricio Escobar stated that he would look into it.

FINANCIAL REPORT

Dennis Tooker went over the financial statements; he reported that as of April 30, Flowers operating is \$9,791.75, Flowers Reserves is \$8,892.19, Master operating is \$138,033.68, and Master Reserves is \$90,295.81.

Progress report was present from the Law Offices of Perez-Siam regarding the accounts sent to them for collection. The Board decided to give all the new accounts for collection to Perez-Siam. Mauricio Escobar

would like to know if there are any fees involved for Perez-Siam to manage the accounts once demand letters are sent out and they begin collecting the rent.

A progress report on delinquent accounts handled by Seigfried and Rivera was also present. Their report is particularly detailed, going back a few years.

OLD BUSINESS

Draft of letter letting homeowners know of the new security company was presented to the Board. It will be mailed out to all homeowners.

Gustavo Barrios mentioned that he had issues with communication between Board members and Management Company when the security company proposals were being discussed. He would have liked if everyone was kept in the loop of everything that was going on.

Duck removal: The Board would like to hire a company to remove the ducks around the lake, a price should be negotiated.

Mauricio Escobar discussed the irrigation system that his neighbor hooked up to the lake to water his lawn. He suggested a letter be sent to them informing them they must obtain Association approval for that type of work. An application needs to be submitted in order to determine what needs to be corrected (drawing should be included).

ADJOURNMENT

Meeting was adjourned at 8:27 PM.