

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JULY 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

HOMEOWNERS PRESENT:

Enrique & Martha Morales, 9055 SW 166 PL
Ricardo Hernandez, 9145 SW 166 AVE
Neumann Khomen, 9060 SW 166 PL
Mr. & Mrs. Cuello, 9316 SW 166 CT
Francisco Renta

ALSO PRESENT

Tom Ryan, Land Cap VP
Maria Delgadillo, Secretary

CALL TO ORDER

Meeting was called to order at 7:35 PM.

OPEN FORUM

Mr. Francisco Renta attended the meeting to present to the Board his research which supports his assertion that the Flowers should not be part of the Forest Lakes Master Association. According to his research from the time it was sold to Bismarck, the park was included in the lots that were purchased. Antonio Gonzalez developed the concept of Forest Lakes Master. He made a request for the special taxation which is when the area was divided into the common areas and the area managed by the County. The Flowers was not associated in the original Association that was created. Mr. Renta said that a lot of people do not want to be part of the Master Association. Mr. Renta would like to send (via email) the documents that he was able to gather to the Master Board for review. He recommends having a meeting to explain this situation to the homeowners. Dennis Tooker said that the Board will review his materials and the issue will be discussed at the next Board meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

There was no meeting in June due to lack of quorum; Dennis Tooker read the May meeting minutes.

Motion #1: to approve May meeting minutes as read

By: Gustavo Barrios

Seconded by: Mauricio Escobar

All in favor; motion passed.

SECURITY REPORT

Richard Pichard from Professional Protection was not present at the meeting. Dennis Tooker stated that Mr. Pichard should be contacted so that it is reiterated that he is expected to attend the Master Board meetings monthly.

MANAGER'S REPORT

Tom Ryan mentioned that two of the meeting signs were stolen, new ones will have to be ordered. Dennis Tooker asked if the new meeting sign can have the name of the community, Forest Lakes in big letters and Master Association in small letters, instead of the initials since some residents might not know what the initials stand for; Tom said it wouldn't be a problem.

Mauricio Escobar mentioned the "no fishing" sign by his house which needs to be replaced; Tom responded that the new sign was received and that it would be put up next week.

Tom reported that the process of removing the ducks started a week ago, \$50 a duck, up to \$2,500. Tom asked the company to start in the Flowers, and he also went over all of the different areas they should focus on.

He also reported that the County was contacted to come out and clean the lakes, which they did and Tom took pictures of the cleaned areas. It is an on-going process, as part of the taxing district the County is supposed to be cleaning the lakes (removing the algae). It took several meetings with the representative to have them come out. Tom was told a new contractor was hired and this was his first month on the job.

Regarding the landscaping under the signs, the landscaper is recommending a different plant material be used, one that is easier to maintain and kept at a certain height. He also recommended using river rock instead of mulch and brand new soil. The estimate for the work will be emailed to the Board for approval; it should be approximately \$1,200.

Motion #2: to approve work with stipulation that four Board members present have to approve the final written proposal when it's submitted

By: Louis Mazzio

Seconded by: Mauricio Escobar

All in favor; motion passed.

Mauricio Escobar brought up the issue of the homeowner using a PVC pipe going through the lake for irrigation purposes; even though it is harmless to the lake, it does not look good because pipe is exposed and it was very likely done without a permit from the County.

Motion #3: to add to the Master Association Architectural Control manual that residents are not permitted to run pipe from their property into the lake for any reason

By: Mauricio Escobar

Seconded by: Gustavo Barrios

All in favor; motion passed.

ADJOURNMENT

Meeting was adjourned at 8:06 PM due to a disturbance between the homeowners present.