

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, OCTOBER 7, 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
Xiomara Raba, LCAM
Maria Delgadillo, Secretary

CALL TO ORDER

Meeting was called to order at 7:07 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

Motion #1: to approve the waiving of reading and approving the September meeting minutes as written
By: Gustavo Barrios
Seconded by: Mauricio Escobar
All in favor; motion passed.

SECURITY REPORT

James Fernandez from Professional Protection was not present therefore there was no security report.

MANAGER'S REPORT

Tom Ryan reported that there is a continuous problem with the algae and debris in the lake. He has spoken with the Superior Waterway and the County. The County was out last week. The lake company will be adding some carp to the lake, they are working on getting the necessary permits, and it should be another 3 weeks for the permit to be finalized. The lake company quoted \$1,500 for skimming the lake. Gustavo Barrios suggested having the lake company skim only the affected areas of the lake as opposed to the whole lake. Xiomara Raba stated that she would obtain more information from both Superior Waterway and the County on what alternatives they can provide to maintain the lake cleaner and at what cost.

Ducks: Mauricio Escobar asked for the duck removal company to return for another batch of ducks in the Flowers.

Requests for payment plans:

16452 SW 95 LANE: Maria Escoto's outstanding balance due through October 31, 2014, not including attorney's fees is \$2,811.53. She submitted request to extend payment plan for 12 months. After some discussion the Board agreed to accept Mrs. Escoto's request.

9260 SW 166 CT: Liliana Necuze's outstanding balance due through October 31, 2014, including attorney's fees, is \$5,663.60. She would like to put \$700 down and make \$125 monthly payments. The Board agreed to accept payment plan.

Dennis Tooker would like to have the total balance owed for each request submitted for a payment plan. He also requested for a summary report of the current accounts with Siegfried & Rivera.

Pressure cleaning of sidewalks: Tom presented 3 proposals for the pressure cleaning of sidewalks from All Phase Construction (\$18,300), Rangeley Property Maintenance (\$20,500), and one obtained by Mauricio Escobar from ArcBuilt for a total of \$19,500 including the Flowers for \$3,250 and the 5 miles for the Master for \$16,250. The Board discussed having the work done by Thanksgiving.

Motion #2: to accept proposal from Arqbuilt to pressure clean sidewalks for \$19,500

By: Gustavo Barrios

Seconded by: Mauricio Escobar

All in favor; motion passed.

FINANCIAL REPORT:

As of end of September Master had \$240,000 in operating, Flowers had almost \$16,000 in operating and \$15,000 in reserves. Master has \$105,000 in reserves. Accounts receivables are going down monthly \$500. Bad debt has not been increasing.

OLD/NEW BUSINESS:

Grass in the park is not being maintained by the County. Tom reported that they are only cutting the grass every 5-6 weeks everywhere. Tom will speak with them again.

The fichus hedges along the walkway that takes you to the park are not being maintained by Tay the Lawn Beautifier. Land Cap will be cleaning out underneath the hedge in order to prepare for the pressure cleaning of the sidewalk.

Motion #3: to give Tay the Lawn Beautifier immediate notice of termination of service

By: Mauricio Escobar

Seconded by: Louis Mazzio

All in favor; motion passed.

Gustavo Barrios would like to have the 5 signs around the lake in the Landings changed to wooden signs for a more aesthetically pleasing look. Dennis suggested changing all of the signs around the lake in Forest Lakes and to add more "no fishing" signs.

Dennis Tooker stated that the property records listing of the registered agent related to the ownership of the lake needs to be updated.

Architectural request submitted by Ralph & Elizabeth Cedo (9065 SW 165 PL) to paint house (body: horizon grey/trim: sugar cookie) was approved by the Board.

ADJOURNMENT :

Meeting was adjourned at 8:12 PM.