

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, May 5, 2015

I. Meeting called to order at 7:00 PM

II. Establish Quorum

**BOD Members present:**

Dennis Tooker	<i>President</i>
Mauricio Escobar	<i>Vice President</i>
Louis Mazzio	<i>Treasurer</i>
Gustavo Barrios	<i>Secretary</i>

**BOD Members absent:**

Jill Randolph	<i>Director</i>
Keith McClure	<i>Director</i>

**Also present:**

Xiomara Raba	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>
James Fernandez	<i>PPI</i>
Ricardo Hernandez	<i>Flowers Resident</i>
Francisco Renta (Paco)	<i>Flowers Resident</i>

III. Approval of Previous Meeting Minutes (4-7-15)

**Motion #1:** to approve previous meeting minutes as written.

**By:** Mauricio Escobar **Seconded by:** Gustavo Barrios

IV. Reports:

**a. Manager's Report**

- Xiomara Raba spoke to James Popadak of T & G Management regarding the FPL meter; she informed the board that these accounts are currently with T & G Management, therefore Forest Lakes Master/Lynx requires approval to contact FPL.
- Management received notification from Caridad Rusconi on Kendall Pointe LLC possession of space of the shopping center.
- Board approved HGTV to film House Hunters in The Flowers sub-association. Xiomara Raba will notify board of dates.
- Keith McClure to obtain a better bid than those presented from Kendall Collision Center for the Toyota truck in last month's meeting.
- The light pole off of SW 94 St and 167 Ave has been removed. The pole falling over in Tesoro is still pending removal.
- Mauricio Escobar requested proposal for landscaping enhancements of the Flowers community.
- Gustavo Barrios questions the status of the grass carp project which is being completed by Superior Waterway. Xiomara Raba advised him that they did put in some grass carp last month at no cost to the association while the permitting process gets completed. As for the Florida Fish and Wildlife Permit; we have a permit number but work completion is pending.
- The duck problem in the Landings is out of control; Flowers is also being affected. Gustavo Barrios and Mauricio Escobar encourage Xiomara Raba to pursue obtaining estimates to present in the next meeting.

**b. Financial Reports – Presented by Dennis Tooker**

- Hanna Zaki & Co. CPA finalizing 2014 Audit and Year End Financials.

**c. Legal Status Reports**

- Perez-Siam to notify the association if any payment plans default, other than that we are still collecting payments; so far only one has been paid in full to date.
- Louis Mazzio inquired as to Lennar's payments to Master Association; management confirmed receipt.

**d. Professional Protection Security Reports**

- Discussion by board with James Fernandez about the guards patrolling with the lights on. All members were for keeping the lights on despite James' point of not giving away the rover's location to anyone attempting to break in to cars or homes. All board members agreed that the lights will be on from sundown to midnight, at which point they will be turned off.
- Gustavo Barrios requested the security schedule be e-mailed.

**V. Old Business**

- Management addressed correspondence dated 4-28-15 from SRHL, in relation to Kendall Pointe LLC's possession of rent-free fully completed space of not less than 2,500 square feet within the shopping center.

**VI. New Business**

**VII. Any Other Business**

**VIII. Open Forum**

- Flowers resident:  
**Ricardo Hernandez** of **9145 SW 166 Ave** presented an Architectural Request for the first time to build a large shed in the back side of the house. Dennis Tooker states we cannot approve it as it is much larger than the allowed measurement limits for new structures. At this time the request is also denied as it violates the by-laws and county code in which fences cannot exceed 6 ft. However, the fence will be covered by hedges, in which the county does not have a limit. The Board of Directors advises a resubmission in which measurements fall in compliance with the Association Documents.
- The Flowers special taxation matter was brought up by resident **Francisco Renta (Paco)** in which he believes they are being taxed incorrectly. Paco has arranged for the matter to be brought up to review by the commissioner. Dennis Tooker responds and iterates that there are no property taxes separately due from the association on the lake. Our attorney, Caridad Rusconi, has been into it, straightened out the records with the county and there are no more tax liens. Paco requests to have this information in writing, to which Dennis Tooker asked the property manager to pull the file to present to him. The file was unable to be located immediately but the information was promised to be presented to Paco with all supporting documentation via e-mail the following day.

**IX. Adjournment**

There being no further business to present before the board, meeting adjourns at 8:23 PM.

Respectfully Submitted by:  
Ginett Lara  
*Recording Secretary*