

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, March 1, 2016

I. Meeting called to order at 7:09 PM.

II. 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>
Representative from Lennar Homes	

Also present:

Karla Rima	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>
J. Valdes	<i>PPS</i>

III. Approval of Previous Meeting Minutes (10/06/15)

- **MOTION:** Gustavo Barrios moved to approve pending meeting minutes from 10/6/15, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

IV. Reports

Manager's Report:

- Karla Rima informs the lamp post have been pending repair due to a recording error of the deed by the Special Taxing District in which they deeded the land to Lennar Homes and not the original developer. Karla has been informed by Caridad Rusconi of Siegfried Rivera to anticipate a revised deed and turnover deed which is to be furnished within two weeks.
- Dennis Tooker informs the Board of a recently discovered list of incorrect folio numbers which he has sent to Caridad Rusconi in efforts to have them corrected. Caridad responded with folio change forms.
- Janitorial: Kyle Ryan's last day was 2/19/16. The new janitor is now Armando Perdomo Cruz who's first day was 2/20/16.
- Karla Rima to follow up with Superior Lakes to find out the duration or expiration of the permit pulled for the annual restocking of fish in the lake. If permit is still active and still within the allotted time, Forest Lakes will hold off on restocking the lake to allow chemical levels of the lake to return to a healthy state.
- Truck repair proposal has been obtained from A Auto Tech; more proposals pending.

Financial Report: *(presented by Dennis Tooker)*

- Lynx now has a new accounting system in place, in which the financial reports were generated together and unable to clearly identify The Flowers individual financial statements from Forest Lakes. Dennis Tooker requests that moving forward, The Flowers financial statement be provided separate from Forest Lakes Master's.

Security Report: *(present by J. Valdes of PPS)*

- J. Valdes reports 37 recorded crimes; 8 within Forest Lakes Master.
 - 1 in The Flowers: credit card fraud
 - 1 in Mansions: fraud
 - 2 in Shopping Plaza: vehicle break-in and 2 shoplifting events

- 2 in Lennar Homes: one was alcohol/drug related and one vehicle break-in
- A total of 65 parking citations recorded in January and 78 in February.
- J. Valdes reports a notable increase in parking violations in the Townhomes and not enough tows. J. Valdes informs the Board that security will be performing a detail project in the Townhomes starting tonight and will continue to happen 3 times per week.
- J. Valdes also alerts the Board of three separate incidents in which the tow was called and never arrived, such events coincidentally all occurred at The Landings I & II.
- **MOTION:** Louis Mazzio moved to approve the increase of security hours to 24 hour security effective immediately. Seconded by Gustavo Barrios. All in favor; motion carries unanimously.

V. Old Business

- Karla Rima suggests revising the language on the Superior Lake to prohibit the company from putting chemicals in the lake in order to avoid excess chemical dumping in the lake as this is already done by the county. Karla also informs that the lake was not chemically treated by Superior Lakes during the month of February.
- **MOTION:** Mauricio Escobar moves to approve the revision of Superior Lakes' contract to read that Superior Lake is not to put chemicals in the lake, seconded by Gustavo Barrios. All in favor; motion passes unanimously.
- **(LEGAL)** Caridad Rusconi of Siegfried Rivera has legally addressed Norman Weider of Kendall Pointe for the 2,500 sq. ft. of air conditioned space and has yet to receive a reply back. Board now suggests threatening with a law suit in efforts to get a real response and resolution from the shopping center.
- **MOTION:** Gustavo Barrios moved to approve the pursuit of a law suit against Norman Weider of Kendall Pointe in efforts to obtain settlement or Forest Lakes' entitled portion of their land. Seconded by Mauricio Escobar. All in favor; motion carries unanimously.
- **MOTION:** Mauricio Escobar moves to officially approve the budget as amended. Seconded by Louis Mazzio. All in favor; motion carries unanimously.

VI. Adjournment

There being no further business to come before the Board, meeting adjourns at 8:33 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary