

Forest Lakes Master Association Inc.

Annual Meeting

Tuesday, March 7, 2017

I. Meeting called to order at 7:30 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:

Keith McClure	<i>Director</i>
Representative from Lennar Homes	

Also Present:

Lurlaine Gonzalez	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>

III. Approval of Previous Meeting Minutes (3/2016) – *Deferred to next meeting*

IV. Reports

Financial Report: *(presented by Dennis Tooker)*

- Property Manager, Lurlaine Gonzalez, informs the Board that the Reserve checks were confirmed to be deposited on February 10, 2017.
- Dennis Tooker informs Lurlaine Gonzalez that moving forward, Accounting should include the detail for the office reimbursement along with its corresponding check.
- On the matter of Lynx's voided check and stop payment request of \$50 to Nubia. Dennis Tooker states that this was probably an association payment that was misdirected, and that given the date, Lynx should write a check to the payee directly, in order to refund the entire amount.

Legal Report/ Old Business:

- Our attorney, Caridad Rusconi and the Board discuss what the next legal move will be in terms of moving forward with the pursuit of the entitled 2500 sq. ft. of air conditioned space. Caridad Rusconi advises that the next step would be to speak with the Kendall Federation and consider whether or not they will participate in the suit, and if so, find out the extent of their interest.
- Dennis Tooker advised the Board that homeowner and current board member, Jill Randolph, has sold her home and in turn has also turned in her seat on the board.

Manager's Report:

- **Architectural Modifications:**
 - The Flowers: Carlos Ramallo – 16600 SW 95 St; requests to paint and pressure wash home and driveway. *APPROVED.*
 - The Flowers: Gilbert & Sylvia Boruck – 9113 SW 165 PL; requests to install Ivory accordion hurricane shutters. *APPROVED.*
- Python sign vendor had promised the sign to be ready this week however, they have now guaranteed it will be complete by next week as they have been backed up on other previous engagements.

Janitorial:

- Janitor, Armando Perdomo, proposed to work a forty (40) hour work week from Monday through Friday in efforts that the Board would grant him Saturdays off. The Board agrees to grant Armando Saturdays off for a provisional period of time to see how the community holds up its cleanliness over the weekend.

V. 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