

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, August 1, 2017

I. Meeting called to order at 7:10 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>
Jazmine Belle	<i>Delta 5 Security</i>

III. Approval of Previous Meeting Minutes (6/6/17)

- **MOTION #1:** Mauricio Escobar moved to approve 6/6/17 meeting minutes as amended; seconded by Louis Mazzio.  
**PASSED:** All in favor, motion passes unanimously.

IV. Security (*presented by Delta 5*)

- Account Manager Jazmine Belle provides the board with an update on all the changes and improvements that have taken place within security since the last board meeting. All points are as follows:
  - In Tesoro: 1 hit and run and one domestic disturbance.
  - Landings: 1 break in
  - Towing has recently halted in all communities due to a lack of violation stickers; except in Lennar Townhomes to which stickers do not apply. Violation stickers are necessary to correctly enforce towing; however, warnings have continued to be issued.
  - The overnight guard has been replaced due to frequent inconsistencies in attendance.
  - Security vehicle lights are being turned on at sundown since the light sockets are being burned out quickly due to non-stop use; they have already been replaced twice for this reason.
  - Shops and stands have been popping up along 167<sup>th</sup> ave with vendors selling mangoes, orchids and even puppies. Those without permits have been asked to leave and some do, however security cannot enforce this since this is happening on a county road.
- Dennis Tooker commented to Jazmine that the passenger headlight on the security vehicle is out; Jazmine to look into getting it replaced.
- **MOTION #2:** Gustavo Barrios moved to add a scan point by the lake so the guards may be forced to monitor the lake to make sure no one is fishing.  
**PASSED:** All in favor, motion passes unanimously.

V. Reports

**Financial Report:** (*Presented by Dennis Tooker*)

- Lurlaine Gonzalez confirmed that the bank transfer to Banco Popular has been completed. The bank issued letters to all homeowners that have ACH accounts, or bill pay, to advise them of the bank change. The letter included the change of address and their new account numbers.
- Lurlaine Gonzales also reports that the correction on the legal fees has been made.

### Legal Report:

- Forest Lakes Master is currently being offered 1,000 sq. ft. rather than the originally proposed 850 sq. ft., and will incur no additional increase to their insurance premium.
- The Kendall Federation of Homeowners reported that they have executed and recorded the quit-claim deed.

### Manager's Report:

- Lurlaine Gonzalez reports that she did speak to Delta 5 about absorbing half of the cost for the security memo cards, however they did not agree to the expense but did offer to include their business card on each memo card instead.
- The \$200 fee to join the Kendall Federation of Homeowners has been paid and officially makes Forest Lakes Master a current member.
- The homeowner of 16547 SW 97<sup>th</sup> St, is requesting that her attorney fees be waived. They have been on time for 20 years with the association but not with the lender of their home. The board decides to deny their request to waive their legal fees but will not demand that the fees to be paid immediately or at once, they recommend setting up a payment plan or making small additional payments until their debt is paid off.
- **MOTION #3:** Mauricio Escobar moves to deny the homeowner's request to waive the legal fees; seconded by Gustavo Barrios.  
**PASSED:** All in favor, motion carries unanimously.

### VI. Old Business:

- In regards to the Python signs, the board decided for the June sample of the text with black lettering on a white background.
- In regards to the Tesoro pathways, Lurlaine Gonzales has acquired a proposal from a vendor who suggested to backfill and slope the sidewalk with gravel on both sides to prevent a fall hazard. Lurlaine Gonzalez also to speak to Armando to make sure he is tending these pathways and alleys once a week. Lurlaine also to acquire a price breakdown for the vendor's proposal.
- Louis Mazzio has been seeing other neighboring communities getting palm trees planted despite many previous unlucky attempts on our part to get 167<sup>th</sup> replanted with palm trees in Forest Lakes. Louis Mazzio would now like to present this issue to the commissioner's office. Dennis Tooker agreed to acquire satellite images to mark up with locations of what area we want replanted so we may bring it up to the matter to the commissioner.

### VII. New Business:

- Dennis Tooker clarifies to the board what has been discovered since the last meeting in which the board decided to look into another property management company. Dennis declared that the issue was not an issue amongst management, but rather simply a single individual's error. In light of these discoveries, Dennis Tooker declared this issue closed and Forest Lakes will no longer be seeking alternative management.
- **MOTION #4:** Gustavo Barrios moved to accept \$0.20 a print or copy for the office reimbursement, thus modifying the association management agreement with Lynx; seconded by Mauricio Escobar.  
**PASSED:** All in favor, motion carries unanimously.
- Coconut Issue at the lake:
  - Lurlaine provided pictures to demonstrate the existing conditions of algae and coconut buildup at the lake. The coconut issue is requiring at least 2 hours of Armando's time to clean it up because of the amount of coconuts that accumulate in that area. Lurlaine suggests getting him a pair of rain boots and some kind of wheelbarrow or alternate equipment to help him transfer the coconuts from the lake to his truck for dumping.
  - A Royal Poinciana tree is also overflowing over the lake and is causing even more debris. Gustavo Barrios advises that the tree is due to be removed entirely.
  - Dennis Tooker advises that the landscapers are to be using a mulch blower rather than a push blower which is pushing the cut grass into the lake, and advises that if anyone sees them using the push blower, they should report it to the association as soon as possible.

- Allstate is not skimming the lake as we had thought, they are only putting a treatment in the water that causes the algae to sink to the bottom of the lake and then return on a later day to skim what is left but this is not being done. Lurlaine Gonzalez said she will make an effort to be there on their next visit to witness exactly what it is they do.
- Mauricio Escobar reiterates that the lake needs to be skimmed in order to be maintained and be able to track how long it takes for the problem to resurface, this way they can monitor the issue. However, they all agree that if this is what has to be done, it should wait until the Royal Poinciana tree is removed.
- Dennis Tooker requested Lurlaine Gonzalez to attain proposals from the county as well as other vendors, to skim the lake and should be acquired by next meeting.
- Dennis Tooker proposes that someone attends the community advisory meeting this Wednesday August 29, 2017 at 7:30 PM at Hammocks District Station to mention the speeding issue and lack of lane markings along 167<sup>th</sup> and possibly come to a resolution.

VIII. **Adjournment:**

There being no further business to come before the Board, meeting adjourns at 9:04 PM.

***Respectfully prepared and submitted by:***

*Ginett Lara, Lynx Recording Secretary*