

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, November 7, 2017

I. Meeting called to order at 7:05 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 (10/2/17)

- **MOTION #1:** Mauricio Escobar moved to approve 10/2/17 meeting minutes as amended; seconded by Gustavo Barrios.  
**PASSED:** All in favor; motion carries unanimously.

IV. Security *(presented by Jazmine Belle of Delta 5)*

- Account Manager, Jazmine Belle, provides the following activity within the community:
  - **Lennar Homes:** Suspicious drug and sexual activity between the hours of 2:00 PM and 10:00 PM has been reported by neighbors. A watch order is currently in place to survey the area; no activity has been witnessed yet.
  - **The Flowers:** A rusty car with an expired tag is being considered as abandoned; however, The Flowers has a "No Tow" policy especially since it is on the owner's property. The Board of Directors requested Lurlaine Gonzalez to send a friendly letter to the owners informing them of ongoing neighbor complaints in hopes that the owner will remove the car.
  - **The Landings:** There was a recent confrontation with a woman that was illegally parked for 4 days to which the car was stickered and towed. The woman came to security upset and requested a copy of the security report; a copy has also been issued to Gustavo Barrios.
  - **The Mansions:** Domestic violence incident resulted in an ongoing watch order for the home.
- Jazmine Belle reports that stickers for Tesoro are still pending.
- Auto Zone is still under a watch order for unauthorized vehicle repairs. Lurlaine Gonzalez has continued to witness ongoing activity – she will send a notice to cease or move their work elsewhere.
- Dennis Tooker informs that The Townhomes parking policy will change. Dennis to send the new policy to Jazmine Belle to proceed with new enforcements.
- Delta 5 has changed the security lights to display from the dashboard to which the Board finds it more effective to continue displaying it on the roof of the car.
- **MOTION #2:** Mauricio Escobar moves to request Delta 5 to re-order the strobe lights for the top of the security vehicle; seconded by Gustavo Barrios.  
**PASSED:** All in favor; motion carries unanimously.

V. Reports

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

- The receivables are still continuing to be high – Lynx to discuss with Perez-Siam.

- BUDGET: Dennis Tooker to further review the proposed budget and continue the approval process via email.
- **MOTION #3:** Louis Mazzio moves to mail payment coupons based on the same fee accompanied by a mailout to be drafted by the Board and Lynx; seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.

**VI. Manager's Report:**

- *(Lake Discussion)*
  - Since the removal of a Royal Poinciana tree, the lake has improved in condition but a second Royal Poinciana on the adjacent side of the lake is still posing a problem.
  - Lurlaine presents proposals received for adding bubblers to the main lake. However, one of the vendors gave their expert suggestion that carp is a probable and much less expensive solution to explore versus a \$10,300 proposal for electrical aeration to the lake.
  - Per the Board's request, Lurlaine Gonzalez to look into obtaining additional proposals for the installment of bubblers on all 3 lakes within Forest Lakes; proposal to provide power location and amount of hose needed.
  - The Board considers adding carp, continuing the two chemical treatments a month and installing 1 bubbler to see how and it affects the lake before installing them in the rest of the lakes.
- **MOTION #4:** Gustavo Barrios moves to pursue permitting for the carp on all 3 lakes; seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.
  - Dennis Tooker questions why this process was never followed through the first time the board tried to pursue this matter some time ago.
- **MOTION #5:** Gustavo Barrios moved to accept the proposal by Lee Goldstein Construction, Inc. to repair directional signs (tombstones); seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.
- One homeowner's fence fell during Hurricane Irma; the homeowner wants to repair it but the Board must remove a tree in the way for the homeowner to start repairs. Lurlaine Gonzalez to research the removal procedure and report back to the Board.
- The chain link fence at the park in Shoma Homes has been damaged due to unauthorized cutting of tree branches; three (3) proposals have been presented to the board for review to repair the chain link fence.
- **MOTION #6:** Gustavo Barrios moves to approve both proposals by Turf Management in hopes they will provide a better price; seconded by Lois Mazzio.  
**PASSED:** All in favor; motion carries unanimously.

**VII. Old Business:**

- Python signs: Lurlaine Gonzalez to follow up with Andrea on the status of the signs order. The last status reported that the sign was currently under production and delivery is expected within 1-2 weeks.

**VIII. New Business:**

- **MOTION #7:** Louis Mazzio moves to obtain a new proposal to close the gap between the sidewalk and The Flowers sign on 167<sup>th</sup> Ave; seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.
- Four poles are down at the alley between Tesoro to be addressed between Lurlaine Gonzalez and Kilby Electric.

**IX. Adjournment:**

There being no further business to come before the board, this meeting adjourns at 9:17 PM.

***Respectfully prepared and submitted by:***  
Ginett Lara, Lynx Recording Secretary