

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, December 12, 2017

I. Meeting called to order at 7:14 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>
Andres Cardona	<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 (11/7/17)

- **MOTION #1:** Louis Mazzio moved to approve 11/7/17 meeting minutes as amended; seconded by Gustavo Barrios.
PASSED: All in favor; motion carries unanimously.

IV. Security

- Deferred to next meeting

V. Reports

Financial Report: (*Presented by Dennis Tooker*)

- **BUDGET:** Dennis Tooker informs that the Board approved the proposed 2% management increase; security remains steady with no increase, and all accounts are in balance.
- **MOTION #2:** Gustavo Barrios moved to approve the proposed budget; seconded by Louis Mazzio.
PASSED: All in favor; motion carries unanimously.

VI. Manager's Report:

- (*Lake Discussion*)
 - Lurlaine Gonzalez that the carp contractor, Lake Doctors, must know whether the lake has any barriers before moving forward with the carp proceedings. A permit application must also be submitted to U.S. Fish & Wildlife Service.
 - Dennis Tooker informs there are no barriers in the lake due to the lack of inflow and outflow to other bodies of water.
 - Lurlaine Gonzalez to obtain a 3rd and final quote from another vendor and submit the carp permit.
- The tree removal vendor, GC Property Services, alerted Lurlaine Gonzalez that he spotted an alligator at the Shoma Homes lake. Lurlaine to reach out to Lorena and attempt to contact the county or animal services for its removal.
- Duck Removal – The vendor has stopped responding since their last duck removal visit. Due to recent observations, Mauricio Escobar opines that they have not returned since their last visit as they were supposed to have done within 14 days. Lurlaine Gonzalez to follow up on this matter.
- **MOTION #3:** Gustavo Barrios moved to accept the quote from Kilby Electric to replace one post, cap the remainder and perform other work as specified; seconded by Louis Mazzio.
PASSED: All in favor; motion carries unanimously.

- Homeowner that damaged the perimeter wall came to light and confirmed that a Royal Palm tree fell over from her yard and damaged the wall. Mauricio Escobar suggests that Lurlaine Gonzalez obtain proposals to see how much it would cost to repair the wall; if the cost is more than reasonable, the homeowner will need to become involved in the matter and file a general liability claim with her insurance to cover the repairs.
- Lurlaine Gonzalez also informed that the fountain lights in the The Landings are not working, and will begin to address the issue.

VII. Old Business:

- Python signs: Lurlaine Gonzalez advises that the signs are ready for pickup. Vendor, Lee Goldstein, proposed he could pick up the signs and install them for a total of \$300.
- **MOTION #4:** Louis Mazzio moved to accept the proposal from Lee Goldstein to pick up and install the python signs for \$300; seconded by Gustavo Barrios.
PASSED: All in favor; motion carries unanimously.
- **MOTION #5:** Louis Mazzio moved to approve proposal for \$2,500 for the interior design of the Board's office space; seconded by Mauricio Escobar.
PASSED: All in favor; motion carries unanimously.

VIII. New Business:

- Lurlaine Gonzalez informed that the Flowers hedge was beginning to look leafless and reached out to a vendor to get it looked at. Edge Green Ornamental provided her with an estimate to spray and prune vines a total of 4 times a year to prevent the vines from choking and in turn, the hedge dying. Vendor confirms that it is not whitefly; however, Lurlaine will find out what chemical they are using to treat for whitefly.
- **MOTION #6:** Louis Mazzio moved to recognize Andres Cardona as a representative of Tesoro into the board of Directors; seconded by Mauricio Escobar.
PASSED: All in favor; motion carries unanimously.
- Lurlaine Gonzalez to send an Architectural Modification to Mauricio to submit to homeowner, Yoraimy Paz, which has painted their home without prior board approval. Mauricio Escobar says he likes like how the house turned out, but has already informed the homeowner that this work should've been and still should be previously approved by the Board of Directorr. He also informed them that should the board not approve the paint colors, they would have to repaint their home at their own expense. Lurlaine also informs that Architectural Modification forms may also be found online at the Lynx website, www.lynxproservices.com.

IX. Adjournment:

- In light of the New Year, the January meeting will be cancelled and the next board meeting will take place February 6, 2018.
- There being no further business to come before the board, this meeting adjourns at 8:22 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary