

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, April 3, 2018

I. Meeting called to order at 7:52 PM.

II. BOD Members present:

Dennis Tooker	<i>President</i>
Mauricio Escobar	<i>Vice President (via conference)</i>
Louis Mazzio	<i>Treasurer</i>
Jorge Gomez	<i>Director</i>

BOD Members absent:

Gustavo Barrios	<i>Secretary</i>
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>
Kevin McIntyre	<i>Delta 5 Security</i>

III. Approval of Previous Meeting Minutes (03/06/18)

- Dennis Tooker announces that with presentation of minutes from The Mansions, the Master Board recognizes Jorge Gomez as a new member of the Master Board of Directors and as such giving us quorum to conduct this meeting.
- **MOTION #1:** Louis Mazzio moved to approve 03/06/17 meeting minutes as amended; seconded by Jorge Gomez
PASSED: All in favor; motion carries unanimously.

IV. Security

- Jazmine Belle will no longer be the association's account manager as she has been moved up to another department within Delta 5.
- Jorge Gomez reported multiple citations of a guard wearing flip flops in uniform at two different locations. Kevin McIntyre to look into the situation and handle it accordingly.
- Dennis Tooker pointed out a section of The Flowers in which there are no GPS pings from any of the guards. Kevin McIntyre agreed to place a scan point in that area to force security to cover that route and speak to his guards to bring up in order to correct the issue.

V. Reports

Financial Report: *(Presented by Dennis Tooker)*

- Dennis Tooker reports that the operating sweep account is still operating as a General Account and should be reclassified as a Reserve Account. Lurlaine Gonzalez to address. Otherwise, the association remains in good standing.

VI. Manager's Report:

- Lurlaine Gonzalez informs that The Flowers is painted and completed.
- Regarding the tree stump work for the fallen palm tree in the lake, Jorge and Mauricio to divide the work to vet the company RCN to possibly perform the cleanup work as they provided a much better quote than Turf Management. This is a high priority issue as the association is being fined by the county for not removing the trees.

- Fence: Previously approved CBR contract has been revoked since the company no longer conducts business in Miami Dade County. Lurlaine Gonzalez explained that Louis Mazzio's board has already out up a fence just like the one this association wants and it is an option to use the same vendor to install the same fence. Dennis Tooker advises waiting to obtain the other bid from the vendor who did Shoma's work and if vendor does turn out to be Fence Masters, Lurlaine has full approval to proceed with work.
- **MOTION #2:** Louis Mazzio moves to approve work by same vendor as Shoma Homes, seconded by Mauricio Escobar.
PASSED: All in favor, motion passes unanimously.

VII. Old Business:

- The association has noticed that Ferro Investment Group has been posting false advertising signs for immigrant housing along the Forest Lakes Boundary, to which it has been recently discovered that the same company has been sending out mass mail outs to Forest Lakes and other surrounding communities in which they are recruiting signatures to present to the city and possibly develop new residential homes in the agricultural land that currently exists. Dennis Tooker suggests seeking legal advice to possibly pursue suit against Ferro Investment Group for possible extortion and/or indecent business approach and proposes that property manager Lurlaine Gonzalez start looking for legal quotes from attorney's willing to take on the case.
- **MOTION #3:** Louis Mazzio moves to have Lurlaine Gonzalez begin search for 3 adequate legal quotes and award to the lowest bidder; seconded by Mauricio Escobar.
PASSED: All in favor; motion passes unanimously.

VIII. Adjournment:

- **MOTION #4:** There being no further business to come before the board, Jorge Gomez moved to approve adjournment of meeting at 9:16 PM; seconded by Louis Mazzio.
- **PASSED:** All in favor; motion carries unanimously.

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