

FOREST LAKES MASTER ASSOCIATION, INC
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
PUBLIX LOUNGE
AUGUST 8TH, 2006

The Board of Directors meeting was called to order at 7:35 p.m. by President, Keith McClure

Board Member(s) Present: Ricardo Hernandez, Keith McClure, Gaston Isidron and Louis Mazzio, Jill Randolph, Ram Hiranand.

Board Member(s) Absent: None.

Also present: Ralph Rios, Senior Property Manager, from Courtesy Property Management.

Keith McClure called the meeting to order at 7:52pm. The minutes from the July 11th, 2006 meeting were read. Keith made a motion to approve the minutes, Gaston Isidron seconded, all in favor, motion carried.

First order of business, the security company and the problems and issues not handled by the company and its representatives. The Board complained about the guard being on the phone all the time while patrolling the community. The evening guards and daytime guards not stickering vehicles or following up on vehicles parked on the streets. Also, Mrs. Pons-Alvarez resident of the Flowers was present complaining about the guards stealing fruits from her yard after being told not to remove the fruits. Mr. Barrios, will address the concern's raised with his superiors and report to the Board next month on how he and his company will correct the problems.

The manager's, delinquency, legal, and financial reports were discussed by Ralph Rios.

A discussion was held regarding who will be attending the Al Jaroudi trial in October. Gaston Isidron agreed to attend on behalf of the Board.

Keith McClure made a motion to transfer \$85,510.78, half of \$171,021.55 that is currently in the operating account to a CD account. Seconded by Gaston Isidron. All in favor. Motion carried.

Proposals for the janitorial and golf cart were discussed. After the discussion Keith McClure made a motion to approve the proposal from Courtesy Property Management and Advanced Golf Cart company for six months. Seconded by Gaston Isidron. All in favor. Motion carried.

There being no further business to discuss, meeting was adjourned at 8:35 p.m.

Respectfully submitted by,

Ralph Rios, Sr. Property Manager