

FOREST LAKES MASTER ASSOCIATION, INC
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
PUBLIX LOUNGE
NOVEMBER 11, 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, Louis Mazzio, and Ram Hiranand.

Board Member(s) Absent: Jill Randolph.

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

Keith McClure called the meeting to order at 7:36 p.m. The minutes from the October 3, 2006, meeting were read by Gaston Isidron. Keith McClure made a motion to approve the minutes. Gaston Isidron second the motion. 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. Management advised that Mr. Barrios was contacted regarding increasing visibility of the guards specifically, near Autozone and behind the Publix Shopping Center. Mr. Barrios responded that he would maximize coverage in the evenings in the shopping areas.

The Manager's, Delinquency, Legal, and Financial Reports were discussed by Ralph Rios.

There was a discussion regarding electrical repairs being made to the lights along the walkway. This area had been damaged by Tai, The Lawn Beautifier while trenching and planting the ficus hedges in the area. Management advised that the vendor's final invoice would reflect the cost of electrical repairs completed by Henry Ortiz Repair Services. The final cost of the electrical repairs was \$5,600.00. The final invoice amount submitted by Tai, The Lawn Beautifier was \$11,000.00.

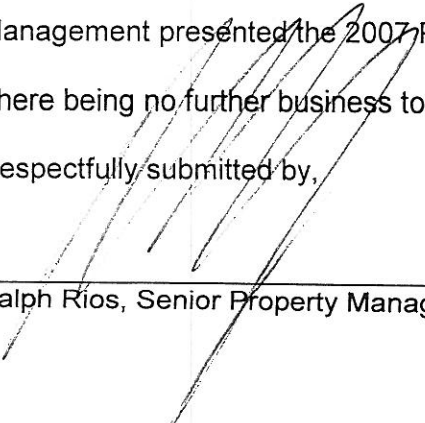
Gaston Isidron made a motion for Management to provide two (2) more proposals for the installation of the letters for the Flowers perimeter walls. Louis Mazzio second the motion. All in favor, motion carried.

There was discussion regarding part-time versus full-time janitorial service. Mr. McClure requested that Management have the janitor implement cleaning of the community in quadrants. Management will provide the map of the community, which would outline the areas the janitor will provide the service.

Management presented the 2007 Proposed Budget for the Board's review and consideration.

There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

Respectfully submitted by,



Ralph Rios, Senior Property Manager