

**FOREST LAKES MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**  
**PUBLIX LOUNGE**  
**OCTOBER 2, 2007**

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The Board of Directors meeting was called to order at 7:30 p.m. by President, Keith McClure

**Board Member(s) Present:** Ricardo Hernandez, Keith McClure, Ram Hiranand and Louis Mazzio.

**Board Member(s) Absent:** Jill Randolph and Gaston Isidron.

**Also present:** Desiree Gomez, Property Manager, from Courtesy Property Management and Henry Barrios of Universal Security Group.

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Keith McClure called the meeting to order at 7:30 p.m. The minutes from the September 4, 2007, meeting were read by Ricardo Hernandez. Ricardo Hernandez made a motion to approve the minutes as read. Keith McClure second the motion. All in favor, motion carried.

The Manager's, Delinquency, Legal, and Financial Reports were discussed by Desiree Gomez.

Mr. Henry Barrios of Universal Security Group was present to discuss the issues and concerns raised by the

Board of Directors. Mr. Barrios advised that he has been sending reports to Ricardo Hernandez and Management. Ms. Gomez advised Mr. Barrios that the proxy guard reports that are forwarded on a bi-weekly basis were not sufficient. Furthermore, Ms. Gomez advised Mr. Barrios that daily reports as well as incident reports were not being submitted on a frequent basis. Mr. Barrios informed all present that he would improve in this area. Ms. Gomez presented photos and written complaints from two (2) individual homeowners, complaining about improperly parked vehicles in Shoma Homes and Lennar Homes. The homeowners stated that Universal Security officers drive by improperly parked vehicles without stopping to talk to the drivers or sticker the vehicles. Mr. Barrios advised that he would continue to work on improving this area of concern. Mr. Barrios also requested parking Rules and Regulations regarding towing of vehicles of all the Sub-Associations. Management advised that Tesoro Board members contact Ace Recovery directly for vehicles in violation. Management also advised Mr. Barrios that his officers could sticker vehicles that are on Master Association common area property such as, SW 167<sup>th</sup> Avenue swale areas. Management reminded Mr. Barrios of the \$750.00 he was to pay the Association for the damage to The Flowers' wall due to his officers' negligence. After much discussion and after Mr. Barrios was dismissed from the meeting, the Board tabled changing security service providers. The Board requested that Management obtain a proposal from Mr. Barrios for installing a GPS system in each of his company's vehicles.

Management is to furnish Mr. Hernandez with a copy of the Association's Rules and Regulations.

Management advised the Board of the upcoming 2008 Operating Budget being prepared for the Board's review and consideration. Furthermore, Management stated it would be advisable to schedule a workshop to "crunch" numbers prior to the approval meeting in November. The Board agreed to schedule a workshop meeting for October 29, 2007.

Louis Mazzio discussed the janitorial contract. Mr. Mazzio stated that the Board did not approve the full-time janitorial service. Management furnished a copy of the full time janitorial contract for Mr. Mazzio's review and showed all present the signatures of Keith McClure and Ram Hiranand on the contract approving the service. Additionally, a copy of the November 2006 meeting minutes were provided reflecting the Board's decision. Mr. Hernandez and Mr. Mazzio requested that the contract be rescinded. Mr. Hiranand abstained from any comments. Mr. McClure did not agree with rescinding the full-time janitorial contract and would like to further discuss the subject with other

Board members Gaston Isidron and Jill Randolph, present.

The Board discussed Jill Randolph's frequent absences from the Board meetings. Management advised that Ms. Randolph could not be removed from the Board. However, it could be requested of her to voluntarily resign. Management will contact Ms. Randolph to discuss her attendance at the Board meetings.

Management is to obtain proposals for purchase options for the janitorial service golf cart.

Management presented proposals for the cleaning of the catch basin located on SW 167<sup>th</sup> Avenue, in the front of Publix Super Market. The Board requested that Management contact the County as to the vendor they used for the most recent drain cleaning and the frequency of cleaning.

Management is to contact Publix Supermarket's corporate office regarding the ongoing problems with the shopping carts in the community.

Management presented bids for 100 palm trees to be planted along SW 167<sup>th</sup> Avenue as follows:

A.	Tai, The Lawn Beautifier	\$22,000.00
B.	Looking Good Landscaping	\$26,000.00
C.	Global Pest Control and Lawn Care	\$27,500.00
D.	GardenTechs	\$30,000.00

Louis Mazzio motion to approve Tai, the Lawn Beautifier's proposal for a total of \$22,000 for the planting of 100 Royal palm trees. Management is to meet with Mr. Mazzio and any other Board member who would like to be present, to show the vendor where to plant the trees. Keith McClure second the motion. Ram Hiranand approved the motion. Ricardo Hernandez was opposed. Motion passed, 3 to 1.

Ricardo Hernandez presented information regarding launching a website for the Association. The total cost for website would be \$365.00. Mr. Hernandez requested the Board's approval to set up the website. Mr. Louis Mazzio made a motion to approve Mr. Hernandez' request. Keith McClure second the motion. All in favor, motion carried.

Ricardo Hernandez discussed the upcoming festival being sponsored by Archbishop Coleman Carroll High School. Mr. Hernandez proposed the idea of the Association co-sponsoring the event, incorporating the Association's annual picnic. Mr. Hernandez stated that he has had discussions with the school's Director, Mike Laughlin. After much discussion, Louis Mazzio made a motion for Management to contact Mr. Laughlin regarding the Association's participation and to approve the Association co-sponsoring the event. Keith McClure second the motion. All in favor, motion carried.

#### Open Forum:

Ed Hollander, homeowner from The Flowers requested that the Board request that Management contact the developer regarding the "cracks" in the foundation of the homes in The Flowers community. Mr. Keith McClure advised Mr. Hollander that each individual homeowner needs to address that issue with the developer.

Mr. Hollander requested that Management research a larger bulletin board frame for the area outside of the Publix Shopping Center. Management advised that the matter would be looked into and presented at a future meeting.

There being no further business to discuss, the meeting was adjourned at 9:41 p.m.