

**FOREST LAKES MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**  
**PUBLIX LOUNGE**  
**NOVEMBER 6, 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, Gaston Isidron and Louis Mazzio.

Board Member(s) Absent: Jill Randolph.

Also present: Desiree Gomez, Property Manager, from Courtesy Property Management.

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Keith McClure called the meeting to order at 7:30 p.m. The reading of the minutes from the October 2, 2007, were waived. Gaston Isidron motioned to approve the minutes as submitted. Keith McClure second the motion. All in favor, motion carried.

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

Keith McClure addressed the Board regarding the division of its members. He stated Ricardo Hernandez is opposed to the approval of the current janitorial service being provided. Ricardo Hernandez stated that he was not opposed to the janitorial service but, the service being provided on a full-time basis. The issue of full-time versus part-time janitorial service was discussed by the Board. Keith McClure felt the janitor was doing a good job. Gaston Isidron agreed the service should continue on a full-time basis and be included in the 2008 budget. After further discussion, Gaston Isidron motioned to maintain the Association's janitorial service on a full-time basis. Keith McClure second the motion. Ram Hiranand and Louis Mazzio concurred. Ricardo Hernandez was opposed. The motion passed 4 to 1.

Keith McClure requested the janitor work half a day on Saturdays and half a day during the week for weekend coverage. Management will coordinate the weekend coverage with the janitor.

Management presented proposals for purchasing the janitorial golf cart. After much discussion, Management is to confirm with Advantage Golf Cart: cart to include a cover, dry cell battery, the current proposal quoted for new golf cart price. Additionally, Management is to obtain insurance information for the golf cart should the Association own it. The Board deferred approving this item until the January 2009 Board meeting.

Management presented the 2008 Operating Budget to the Board for review and approval. Ricardo Hernandez informed Management of several items needing revision as follows:

- Electricity \$30.00 monthly, \$360.00 yearly.
- The Flowers maintenance fee should read \$90.00 quarterly Master fee.

Gaston Isidron motioned to approve the 2008 Operating Budget with the following revisions. Ram Hiranand second the motion. All in favor, motion carried.

Keith McClure brought up the issue of the Board's previous decision to approve the planting of 100 Royal Palm trees along SW. 167<sup>th</sup> Avenue. Keith McClure stated the approved vendor, Tai, The Lawn Beautifier had contacted Miami Dade County for approval of the planting. The vendor was advised the planting required a permit for the palm trees at a cost of \$100.00 per palm that was not included in the original proposal. Louis Mazzio motioned to ratify the Board's decision to approve the additional cost of \$1,000.00 for Miami Dade County permits for the tree planting project. Keith McClure second the motion. Gaston Isidron and Ram Hiranand concurred. Ricardo Hernandez was opposed. The motion passed 4 to 1. Additionally, Louis Mazzio amended the motion to include if any trees were left over, they would be planted along S.W. 96 Street. Keith McClure second the motion. Gaston Isidron and Ram Hiranand concurred. Ricardo Hernandez was opposed. The motion passed 4 to 1.

Management is to meet with Tai, The Lawn Beautifier, Louis Mazzio and Keith McClure to show where the trees

would be planted.

Keith McClure discussed the contents presented in the website as formatted by Ricardo Hernandez. Keith McClure stated the contents were not discussed or approved by the Board of Directors, including the President's Report. Ricardo Hernandez stated he was waiting for Keith McClure's submittal and did not receive anything. Gaston Isidron suggested there be more fine-tuning of the website. Gaston Isidron motioned for each Board member to review the existing contents of the web-site and new contents prior to Ricardo Hernandez posting new information. Keith McClure second the motion. All in favor, motion carried.

Ricardo Hernandez presented Forest Lakes Master Association magnets to promote the Association's new website. The cost of the magnets is \$324.36. Ram Hiranand motioned to approve the purchase. Gaston Isidron second the motion. All in favor, motion carried.

Management submitted three (3) proposals for repair work to the Flowers walls as follows:

A.	Dade Remodeling	\$3,317.00
B.	Construction Services	\$3,450.00
C.	Henry Ortiz Repair Services	\$4,050.00

After much discussion and review of the proposals, Gaston Isidron motioned to approve the proposal submitted by Henry Ortiz Repair Services at a cost of \$4,050.00. Ricardo Hernandez second the motion. All in favor, motion carried.

Ricardo Hernandez advised the Board he was researching other Management companies and would be soliciting proposals from them. Keith McClure requested to be present during the bidding process.

Ricardo Hernandez invited Mike Laughlin of Archbishop Coleman Carroll High School. Mr. Laughlin discussed the school's upcoming WinterFest Carnival. Mr. Laughlin informed the Board he had been speaking with Ricardo Hernandez regarding the idea of the Association co-sponsoring the event. Mr. Laughlin advised the Board and Management the Carnival had additional sponsors and was in the process of obtaining permits from Miami Dade County. Mr. Laughlin advised Management he would be requiring the Association's assistance with signatures from the homeowners of the Forest Lakes community since the festival had increased in size. Keith McClure and Gaston Isidron volunteered to assist in obtaining signatures from homeowners. Mr. Laughlin submitted lists of addresses and homeowners to Mr. McClure and Mr. Isidron. Management was given a list of addresses of the Association's common areas that were to be included in a consent letter from the Association, signed by Keith McClure. Mr. Laughlin advised the signatures were needed as soon as possible. Management will contact Mr. Laughlin as soon as the letter is ready. Mr. Laughlin advised a booth would be provided for the Association, with a banner. Management posed the question as to how the booths would be "manned". Ricardo Hernandez stated the Board would need to solicit volunteers. Keith McClure stated he had his own booth to take care of and Mr. Hernandez was spearheading the project and needing to handle the matter. Mr. Laughlin stated he could have students from the High School volunteer to assist with the Association's booth. Additionally, Mr. Laughlin submitted a flyer and ticket RSVP form for the Board's review and approval. These forms will be mailed to all homeowners. The Board noted several changes that were needed. Mr. Laughlin will e-mail the revised forms to Management once completed. Ricardo Hernandez requested the website instructions be inserted with the mail out. Management advised a self-addressed, stamped envelope (with CPM's address) would be included for the homeowners to mail their RSVP forms to obtain their tickets. As part of the Association's sponsorship, Ricardo Hernandez motioned for the Association to use the \$8,580.00 of the annual picnic budget towards the purchase of Carnival tickets, and all other costs associated with the Carnival. Keith McClure second the motion. All in favor, motion carried.

Management is to obtain a proposal for a larger bulletin board for the main entrance of the community (the style is to be similar to that of The Hammocks).

Management is to deliver the reimbursement check to Ricardo Hernandez for the costs associated with the set-up of the Association's website.

#### Open Forum:

Ed Hollander, homeowner from The Flowers, submitted a petition (see attached) with the signatures of The

Flowers homeowners opposed to the Board's approval of the planting of 100 Royal Palm trees. The petition was signed to stop the purchase, planting, etc. of the 100 Royal Palm trees along S.W. 167<sup>th</sup> Avenue. Keith McClure advised Mr. Hollander the petition was meaningless unless every single resident of The Flowers signed it and he was not going to look at the petition. Mr. Hollander requested the minutes reflect that Mr. McClure was rude to him.

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