

**FOREST LAKES MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**PUBLIX LOUNGE**  
**April 1, 2008**

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The Board of Directors meeting was called to order at 8:27 p.m. by President, Dennis Tooker.

Board Member(s) Present: Dennis Tooker, Jill Randolph, Ram Hiranand, Gaston Isidron, Louis Mazzio, Keith McClure and Ismael Pabon.

Board Member(s) Absent: None.

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

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Dennis Tooker called the meeting to order at 8:27 p.m. Gaston Isidron read the minutes of the March 11, 2008 Board of Directors meeting. Jill Randolph made a motion to approve the minutes as read. Louis Mazzio second the motion. All in favor, motion passed.

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

There was a discussion regarding the approved contract for Tay, The Lawn Beautifier to plant the 100 Royal Palm trees along S.W. 167<sup>th</sup> Avenue. Management advised that the deposit could not be refunded as the trees were already taken out of the ground and ready for planting. Homeowner, Ed Hollander brought up the matter of the vendor's license being expired. Mr. Hollander stated if this was the case, the contract the Association entered into could be voided. Dennis Tooker made a motion for the Association to use this information to negotiate out of the contract with Tay, The Lawn Beautifier. Jill Randolph second the motion. Gaston Isidron and Keith McClure were opposed. Ram Hiranand and Louis Mazzio abstained. The motion passed. Management is to e-mail copies of the signed contract and the vendors license and insurance. Jill Randolph suggested contacting the nursery with Management regarding reimbursement of the deposit already paid.

Management is to obtain an additional proposal from a landscape architect.

Management is to schedule a meeting between the Board of Directors, Maria V. Arias, Esq., the Association's attorney and Ralph Rios, President of Courtesy Property Management to discuss the management contract. The meeting is to be scheduled at 7:00 p.m., prior to the Board of Directors meeting. The Board of Directors meeting will be scheduled for 8:00 p.m.

Management is to put the discussion of security on the Agenda for the next Board of Directors meeting and e-mail the Board the security proposal submitted by Securitas.

A discussion was held regarding the Association's golf cart purchase and new bulletin board are to be placed on the Agenda for the next Board of Directors meeting.

There was discussion regarding The Flowers Sub-Association establishing its own bank accounts and separating its funds from the Master Association's bank accounts. Ismael Pabon made a motion for Management to establish a separate, Operating account for The Flowers. Louis Mazzio second the motion. All in favor, motion passed. Management will confirm this matter with the Association's attorney and C.P.A.

There being no further business to discuss, the meeting was adjourned at 9:40 p.m.