

FOREST LAKES MASTER ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS
COURTESY PROPERTY MANAGEMENT
AUGUST 5, 2008

The Special Meeting of the Board of Directors was called to order at 7:00 p.m. by President, Dennis Tooker.

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

Board Member(s) Absent: Jill Randolph.

Also Present: Desiree Gomez, Property Manager, from Courtesy Property Management; Shannon Deneudon, Landscape Designer, from Valley Crest.

Homeowner(s) Present: Edward Hollander (The Flowers).

Shannon Deneudon, Landscape Designer, from Valley Crest, reviewed the revised proposals for tree work. Ms. Deneudon discussed various tree options, including adding trees along SW 96th Street, SW 164th Avenue and SW 104th Street. As per the Board's request, Ms. Deneudon will attend the next, regularly scheduled Board of Directors meeting and will submit the revised proposals for tree work at that time.

Louis Mazzio discussed the problem with kids racing within the community.

Louis Mazzio discussed setting up committees. Keith McClure stated the problem with setting up committees was the lack of homeowner participation. There was no further discussion regarding the matter.

Management is to submit the total costs incurred of The Flowers' signs project.

Management submitted a draft of the letter to Publix Supermarket Manager, Mark Nagy. Louis Mazzio motions to approve sending the letter, as is. Keith McClure second the motion. All in favor, motion was passed.

Dennis Tooker discussed the Management fee increase. Mr. Tooker informed the Board that Mr. Ralph Rios of Courtesy Property Management has not responded to the Board's request for information regarding the overcharging of Management fees. Dennis Tooker requested the Board's approval for the matter to be handled by the Association's attorney, Maria V. Arias, Esq. Keith McClure made a motion for the Association's attorney to take over the matter and to give Courtesy Property Management a thirty (30) day notice to cure. Louis Mazzio second the motion. All in favor, motion was passed.

The matter of the 100 Royal Palms was discussed. Management advised the Board of Directors that Tay Fagan of Tay, The Lawn Beautifier has not paid the Association the remaining balance from the unfinished tree work. The Board requested that Management advise the vendor to credit all invoices that are forthcoming to pay back the balance. Management is to further request proof permits were obtained from Miami Dade County.

Homeowner, Edward Hollander brought up the matter of the website being administered by former Board member, Ricardo Hernandez. After much discussion, Keith McClure made a motion to remove Ricardo Hernandez as website administrator. Ismael Pabon second the motion. All in favor, motion passed.

There being no further business to discuss, Dennis Tooker adjourned the meeting at 9:16 p.m.