

FOREST LAKE MASTER ASSOCIATION, INC.
**BOARD OF DIRECTORS
MEETING
COURTESY PROPERTY MANAGEMENT
NOVEMBER 4, 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, Louis Mazzio, Ram Hiranand, Keith McClure, and Jill Randolph.

Board Member(s) Absent: Ismael Pabon and Gaston Isidron.

Also Present: Desiree Gomez, Property Manager, from Courtesy Property Management; Donald Lee of Enguard Security Service; Alan Sackowitz and John DiGiordano (via telephone) from Pointe Development.

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

Management submitted the proposed draft of the 2009 Operating Budget for review and approval by the Board of Directors. It was agreed upon that the Board of Directors will hold a Budget Adoption meeting on November 18, 2008.

Donald Lee of Enguard Security Service gave the Board of Directors a status report regarding security service.

There was a brief discussion regarding the amount of money paid to Henry Ortiz Repair Services for electrical work performed for the bulletin board located at SW 167th Avenue. Management will research the matter and provide the Board with any information found.

Alan Sackowitz and John DiGiordano (via telephone) met with the Board of Directors and discussed modifying the office space from the original 2,400 square feet to a lesser amount. Management advised the developers the space could not be modified without a majority vote from the entire home ownership. Additionally, the Board was not in agreement with the proposal and suggested scheduling a meeting date with John DiGiordano and Alan Sackowitz to view the office space. Management will coordinate a meeting between the Board and the developer.

Management discussed the revised tree planting proposals as submitted by Shannon Denoudon of Valley Crest. It was the Board's unanimous decision to table the matter until a later date at which time the Association's finances would be reviewed and the proposals reconsidered. It was also decided to have 10% of the balance paid toward the purchase of the palm trees to be credited to the Association by Tay, The Lawn Beautifier.

There being no further business to discuss, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted by:

Desiree M. Gomez, CAM
Property Manager for Courtesy Property Management, Inc.