

CREST LAKES MASTER ASSOCIATION, INC.  
**BOARD OF DIRECTORS  
MEETING  
PUBLIX SUPERMARKET AT LAGO MAR  
JANUARY 13, 2009**

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The Special Meeting of the Board of Directors was called to order at 7:40 p.m. by President, Dennis Tooker.

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

Board Member(s) Absent: Ismael Pabon and Jill Randolph.

Also Present: Desiree Gomez, Property Manager, from Courtesy Property Management; Donald Lee of Enguard Security Service.

Homeowner(s) Present: None.

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Ram Hiranand made a motion to approve the minutes of the November 4, 2008 Board of Directors meeting. Gaston Isidron second the motion. All in favor, motion passed.

Gaston Isidron made a motion to approve the minutes of the November 18, 2008 Board of Directors meeting. Keith McClure second the motion. All in favor, motion passed.

Donald Lee of Enguard Security Service gave the Board of Directors a status report regarding security service. Mr. Lee briefly, discussed the procedures his employees are following with the abandoned, foreclosed homes. Keith McClure mentioned that the Board of Directors of The Mansions has authorized Management to mow the front lawns of the homes as well as spray weed killer on the driveways of these homes. The Board agreed the same protocol would be used in The Flowers, as well.

Management gave an administrative update and reviewed the collection report as well as the financial statement with the Board of Directors.

Dennis Tooker discussed the meeting that was held with the developer of the shopping center and advised the Board that the Association's attorney, Maria V. Arias, Esq. was researching the possibility of the Association negotiating lesser office space than the original 2,500 square feet. Management is to forward both Dennis Tooker and legal counsel, a copy of the developer's agreement with the Association.

Management is to have Henry Ortiz Repair Services replace the bulletin board letters with larger letters (3 inches).

Management submitted a draft of the letter addressed to Commissioner Joe Martinez regarding installing a crosswalk at SW 167<sup>th</sup> Avenue and SW 92<sup>nd</sup> Street. The Board approved of Management mailing the letter immediately.

Louis Mazzio made a motion to ratify the Board's previous decision to maintain the Master Association's fees at the same quarterly amount of \$45.00 and reduce the Reserve Account line items. Dennis Tooker second the motion. All in favor, motion passed.

There being no further business to discuss, the meeting was adjourned at 8:57 p.m.

Respectfully Submitted by:

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