

**FOREST LAKES MASTER ASSOCIATION, INC.
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 3, 2009**

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| Board Members Present: | Dennis Tooker, Gaston Isidron, Louis Mazzio, Keith McClure, Ram Hiranand and Ismael Pabon. |
| Members Absent: | Jill Randolph. |
| Also Present: | Desiree Gomez, Property Manager from Courtesy Property Management and Caridad Rusconi, Esq., the Association's Attorney. |

The Organizational meeting of the Board of Directors was called to order at 7:05 p.m.

There was a quorum of the Board of Directors.

Louis Mazzio made a motion to appoint Gaston Isidron as Vice President of the Board of Directors. Gaston Isidron accepted. All in favor, motion passed.

Dennis Tooker made a motion to appoint Ismael Pabon as Secretary of the Board of Directors. Ismael Pabon accepted. All in favor, motion passed.

Gaston Isidron made a motion to keep Dennis Tooker as President and Louis Mazzio as Treasurer of the Board of Directors. Dennis Tooker and Louis Mazzio accepted. All in favor, motion passed.

Keith McClure, Ram Hiranand and Jill Randolph will assume the positions of Directors.

Ms. Caridad Rusconi, Esq., the Association's attorney, discussed the proposed office space with the Board of Directors as outlined in the Declaration of Restriction which was submitted by Management. Ms. Rusconi advised the Board of Directors should they decide to negotiate with the developer and lessen the original amount of 2,500 s.f., the Association must seek approval from the Kendall Federation of Homeowners. Additionally, the Association must obtain adequate insurance and shall pay for all utilities. Furthermore, the Association must be wary as to when the developer obtains the Certificate of Occupancy as the Declaration of Restriction mandates the Association's use of the space within a year from the date the Certificate of Occupancy is obtained. Should the Association not occupy the space within the time frame allowed, this would constitute abandonment of the premises and the Association relinquishes all rights and interests to the 2,500 s.f. Management is to obtain insurance information from the Association's

agent immediately. Management advised the Board that as per a telephone conversation with Board member, Jill Randolph, she does not agree with the negotiations with the developer and feels the Association should keep the 2,500 s.f. After much discussion, Ismael Pabon made a motion to keep the 2,500 s.f. and not to enter into further negotiations with the developer. Keith McClure second the motion. All in favor, motion passed. Ms. Rusconi, Esq. requested that Management forward the developer's e-mail correspondence related to the negotiations in order to prepare the Board's rejection of offer letter to the developer.

Louis Mazzio made a motion to appoint Ed Hollander as website administrator instead of homeowner, Ricardo Hernandez. Ed Hollander accepted. Ismael Pabon second the motion. All in favor, motion passed. Management will e-mail Mr. Hollander the website administration information.

Ed Hollander requested that Management forward the information regarding the cost of the Flowers wall via e-mail. Management advised Mr. Hollander this was already done, months ago but, would forward the e-mail, again.

There being no further business to discuss, the meeting was adjourned at 7:42 p.m.