

FOREST LAKES MASTER ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
APRIL 14, 2009

Board Members Present: Dennis Tooker, Gaston Isidron, Louis Mazzio, Jill Randolph, Ram Hiranand and Ismael Pabon.

Members Absent: Keith McClure.

Also Present: Desiree Gomez, Property Manager, from Courtesy Property Management; Donald Lee of EnGuard Security and Ed Hollander, Homeowner from the Flowers.

The Board of Directors was called to order at 7:01 p.m.

There was a quorum of the Board of Directors.

Donald Lee of EnGuard Security gave an update regarding security matters within the community. Mr. Lee discussed the major issues with regards to illegal parking within the community's Sub-Associations. Mr. Lee informed that the issuing of "Final Warnings" would be included in the incident reports.

The Management Report was read in detail by Property Manager, Desiree Gomez.

Management advised the Board that acknowledgment of the letter of rejection had been received from the developer of the retail area. Specifically, Mr. Alan Sackowitz of Pointe Development had advised the Association's attorney, Cari Rusconi, Esq., that he would send a formal response to the Association's letter. Mrs. Rusconi, Esq., sent a letter to Mr. Sackowitz requesting the availability of the space to the Association.

Management advised the Board that Mr. Ricardo Hernandez had not created and forwarded a new password for accessing the website. Management is to continue to contact Mr. Hernandez to create the password. Furthermore, Management is to send a non-renewal letter to the website vendor prior to October's contract renewal. In the meantime, Ed Hollander will review the website information that Dennis Tooker has given in order to establish a new site for the Association.

Management is to furnish the Board of Directors with the actual assets for The Flowers when the beginning balance was established for The Flowers Operating account.

Louis Mazzio made a motion to give 90-day notice of non-renewal to Courtesy Property Management in order to renegotiate the contract and prevent automatic renewal for an

additional 3 years. Ismael Pabon second the motion. All in favor, motion passed.

Management is to review the Master Association's Use Restrictions regarding sheds being permitted within the community.

There being no further business to discuss, the meeting was adjourned at 8:27 p.m.