

**FOREST LAKES MASTER ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 1, 2009**

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| Board Members Present: | Dennis Tooker, Louis Mazzio, Keith McClure and Ram Hiranand. |
| Members Absent: | Gaston Isidron, Ismael Pabon and Jill Randolph. |
| Also Present: | Desiree Gomez; Association Manager, from Courtesy Property Management; Donald Lee, Enguard Security and Ed Hollander, Homeowner from the Flowers. |

The Board of Directors was called to order at 7:03 p.m.

There was a quorum of the Board of Directors.

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

Keith McClure made a motion to approve the minutes of June 2, 2009 as submitted by Management. Louis Mazzio second the motion. All in favor, motion passed.

Mr. Donald Lee of Enguard Security gave an update regarding security within the community. There was also a discussion regarding the process in which payables are being handled by Management. Mr. Lee stated that their payments were still being delayed. The Board of Directors requested that Management process invoices and release payment to the vendor twice a month, on the 15th and 30th of the month.

Ed Hollander requested a copy of the proposal of the bulletin board that was approved by the Board of Directors. Management advised Mr. Hollander that the proposal had been e-mailed to him, previously but, would comply with his request. Dennis Tooker requested to be "copied" on the e-mail to Mr. Hollander.

Management advised the Board of Directors that Ms. Caridad Rusconi, Esq., the Association's attorney, had sent the letter declining Mr. Alan Sackowitz' offers. Additionally, Management and Ms. Rusconi, Esq. continue to monitor the status of the Developer obtaining the C.O. (Certificate of Occupancy).

Management advised the Board of Directors that several e-mails and correspondence had been sent to Commissioner Joe Martinez' office regarding FPL's incompetence in repairing all the light poles that are not functioning within the community. Management is to continue monitoring the matter.

Management provided the Board of Directors with the 2008 Year-End Financial Statement. Keith McClure made a motion to transfer the \$6,000.00 from the Flowers Operating account, which was previously given to the Flowers to set up their account, to the Master Association's Operating account. Louis Mazzio second the motion. All in favor, motion passed.

Management discussed the opinion letter rendered by Ms. Caridad Rusconi, Esq., the Association's attorney, regarding the Association's parking Rules and Regulations concerning commercial vehicles. According to Ms. Rusconi, since the Master Association had not enforced the parking Rules and Regulations and had left the enforcement to the individual Sub-Associations, the Board will have to consider a "grandfathering in" program. Additionally, these vehicles will have to be registered with the Association. Louis Mazzio stated that the Master Association has the authority to enforce the removal of commercial vehicles from the property due to the language of the documents. Louis Mazzio made a motion to have Management send all Sub-Associations a "Warning" postcard reminding them of the Rules and Regulations surrounding "Commercial Vehicles". The reminder is to give 60 days to all homeowners to comply. Keith McClure second the motion. All in favor, motion passed.

There being no further business to discuss, the meeting was adjourned at 8:48 p.m.