

**FOREST LAKES MASTER ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 6, 2009**

Board Members Present: Dennis Tooker, Louis Mazzio, Keith McClure, Gaston Isidron and Ismael Pabon.

Members Absent: Ram Hiranand and Jill Randolph.

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

The Board of Directors was called to order at 7:12 p.m.

There was a quorum of the Board of Directors.

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

Keith McClure made a motion to approve the minutes of September 1, 2009 as submitted by Management. Dennis Tooker 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 Enguard Security's officers placing stickers on vehicles parked on the front lawns of homes, specifically, in Shoma Homes and The Mansions at Forest Lakes, Phase I. Management advised that several phone calls had been received from homeowners in this regard. Mr. Lee advised that he and his officers are only placing "Courtesy" stickers and not the orange, "Warning" stickers. The Board of Directors agreed to continue supporting Enguard Security in the enforcement of the Parking Rules and Regulations. Management is to send a violation letter to the homeowner of the property located in Phase I at 16645 SW 101st Terrace. The homeowner told a security officer that he would continue to park on the swale area, even though this is not allowed per the Rules and Regulations of the community.

Mr. Lee also, discussed payment arrangements. He stated that Management had advised him of the Association's current economic situation and he is willing to work with the Association. Mr. Lee agreed to two checks per week, contingent upon the availability of funds.

Mr. Lee submitted the proposal for renewal of Enguard Security's contract (refer to attachment). He asked the Board of Directors when he could anticipate a response from the Board of Directors as to their decision. Dennis Tooker, Board President, advised Mr. Lee

that by the November 3, 2009 Board of Directors meeting, he would receive the Board's determination.

There was discussion regarding the use of the lakes by Shoma homeowners. Management had previously e-mailed Board members, Dennis Tooker and Louis Mazzio, advising that although there is liability coverage for the lakes, as they are listed on the Association's liability policy, the Association's Covenants, Schedule "A," Section (14) state that swimming and fishing is prohibited on the lake. Management is to send a letter to the Board of Directors of Shoma Homes, via their Association Manager, Alicia Amores, advising of the same.

Management is to contact Miami Dade County's Special Taxing District regarding the center light that is out in front of the Forest Lakes sign located at the corner of SW 162nd Avenue and 104th Street.

Management is to send another letter to the corporate offices of Publix Supermarket in the Paradise Lakes Shopping Center regarding the shopping carts that are not being picked up.

Management asked The Flowers homeowner, Ed Hollander, if he had received the copy of the proposal of the bulletin board that was previously approved by the Board of Directors. Mr. Hollander stated that he did not receive it and requested to pick up the copy the following business day. Management will leave a copy of the proposal at the Management office for Mr. Hollander to pick up.

Management advised the Board of Directors that Ms. Caridad Rusconi, Esq., the Association's attorney, still has not received any response from Mr. Alan Sackowitz. 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 F.P.L.'s incompetence in repairing all the light poles that are not functioning within the community. Management is to contact F.P.L., again, directly regarding the matter.

Dennis Tooker, Board President, prepared a draft of the 2010 Proposed Operating Budget for discussion. Mr. Tooker proposed increasing the Budget from \$15.00 per month to \$25.00 and adjusting the billing cycle from quarterly assessments to monthly. Management will incorporate this information into their version of the 2010 Proposed Operating Budget. Management advised the Board that a deficit line item must be included in the 2010 Proposed Operating Budget.

There being no further business to discuss, the meeting was adjourned at 9:12 p.m.