

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 2010

Board Members Present:	Dennis Tooker, Louis Mazzio, Keith McClure, Jill Randolph, Gaston Isidron, Ismael Pabon and Ram Hiranand.
Members Absent:	Gaston Isidron.
Also Present:	Desiree Gomez; Association Manager, from Courtesy Property Management, Mr. Jean from Enguard Security and two homeowners from The Mansions at Forest Lakes (refer to sign-in sheet).

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

Quorum of the Board of Directors was established.

Ismael Pabon made a motion to approve the minutes of August 17, 2010 Board of Directors meeting. Louis Mazzio second the motion. All in favor, motion passed.

Mr. Jean from Enguard Security provided the Board of Directors with a brief report of security activity within the community. Jill Randolph stated that her previous request to have the patrol vehicle exit Tesoro East and West with its lights on had not been satisfied. Mr. Noel Gil, homeowner from the Mansions at Forest Lakes stated that he had experienced several incidents within his phase where security was not present. Mr. Jean said that he would take the information into consideration and would advise his staff.

Louis Mazzio made a motion to obtain two more proposals from other security companies for bidding purposes. Jill Randolph second the motion. All in favor, motion passed. Mr. Mazzio will obtain one bid and Management will obtain the second bid.

The Board of Directors tabled the approval of the Security Addendum until further notice.

The Association's Manager; Desiree Gomez, gave an update regarding the financial statement and collections report.

There was discussion regarding the proposal submitted by Tay, The Lawn Beautifier for janitorial service. The Board of Directors tabled the approval of the janitorial service. Management is to inquire as to whether or not Mr. Tay Fagan will accept a "month to month" term for the janitorial service.

Management provided golf car proposals as follows:

- A. Dade Equipment (2007 Electric used Golf Cart) \$2,140.00 (not including set of (6) new batteries, (4) good tires and drink holder.
- B. Advantage Golf Cars, Inc. \$2,621.50 (includes set of (6) used batteries).

Keith McClure made a motion to accept the proposal submitted by Dade Equipment for \$2,140.00. Louis second the motion. All in favor, motion passed. Management is to contact Henry Ortiz Repairs to secure the golf car and the enclosure.

Jill Randolph, Vice President, stated that she met with Land Cap (Apogee), along with Louis Mazzio and Keith McClure and that their proposal would be submitted with the other (2) two candidates' management proposals, at a later date. Keith McClure mentioned that all bids should be sealed. Ms. Randolph also, informed the Board of Directors that she had spoken to Ms. Maria V. Arias, Esq., the Association's attorney and informed her that the bids could be opened by the committee to review prior to presenting the information to the Board of Directors. After much discussion, the Board of Directors all agreed that all bids would be submitted to the committee, sealed and then, opened and reviewed by the Ad-hoc Committee members.

Jill Randolph; Vice President, requested that Management add to the next month's meeting Agenda, review and discussion of Management Company proposals.

There being no further business to discuss, the meeting was adjourned by Board President; Dennis Tooker at 8:38 p.m.