



**FOREST LAKES MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 6, 2010**

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**Board Members Present:** Dennis Tooker, Louis Mazzio, Keith McClure, Jill Randolph and Ismael Pabon.

**Members Absent:** Gaston Isidron and Ram Hiranand.

**Also Present:** Desiree Gomez; Association Manager, from Courtesy Property Management, Mr. Jean from Enguard Security.

The Board of Directors meeting was called to order at 7:06 p.m.

Quorum of the Board of Directors was established.

Jill Randolph made a motion to approve the minutes of September 7, 2010 Board of Directors meeting. Louis Mazzio second the motion. All in favor, motion passed.

Mr. Jean from Enguard Security did not have a security report to provide the Board of Directors as he was requested to attend the meeting in the absence of Mr. Donald Lee who had a family emergency. The Association's Manager asked the Board of Directors if they had any issues with security that needed to be reported to Mr. Jean. Jill Randolph stated that her previous request to have the patrol vehicle exit Tesoro East and West with its lights on still had not been satisfied. The Association's Manager asked Mr. Jean why the request still had not been met. Mr. Jean stated that the patrol vehicle had been, in fact, going through the community. Jill Randolph stated that she had only seen the vehicle once. Mr. Jean told Jill Randolph that was not correct and she was not familiar with security and the security company's procedures. After much discussion, the Association's Manager requested that Mr. Jean have Donald Lee attend the next month's Board of Directors meeting. Mr. Jean was asked to leave the meeting as there was no further discussion of security.

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

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

The Association's Manager provided two (2) sealed bids from security companies, as requested by the Board of Directors:

- 1) G-Force;
- 2) Vested Security.

Dennis Tooker opened the bids and read the rate sheets as follows:

- A. G-Force: \$16.95 per hour, including vehicle.
- B. Vested Security: \$18.75 per hour, not including vehicle.

The Association's Manager requested approval of the draft of a letter to the homeowners regarding the lake area. Ish Pabon requested that the letter be translated into Spanish. All Board members approved the letter, as written.

Keith McClure asked each Board member their reasons, if any, for not wanting to renew the Management contract with Courtesy Property Management. Dennis Tooker stated the Association does not receive the value for the money paid to Courtesy Property Management, customer service at the front desk area is hostile and he disagrees with Courtesy's accounting procedures. Louis Mazzio stated that the Board of Directors of Shoma Homes at Forest Lakes gave their non-renewal notice to Courtesy Property Management and they wanted him to vote, "no" on their behalf. Louis Mazzio further stated that he did not owe Keith McClure or Courtesy Property Management any explanation as to his decision. Keith McClure stated that he agreed with Dennis Tooker's that the customer service area needed improvement. Keith McClure then, asked Jill Randolph her reasons. Jill Randolph stated she would wait until Ish Pabon gave his reasons to then, state hers. Ish Pabon stated that the consensus of the homeowners of The Flowers was to not renew. Jill Randolph stated that Courtesy Property Management's President, Ralph Rios had the opportunity, two (2) years ago to meet with the Board and renegotiate the contract and even now, a bid was not presented. Keith McClure made a motion to allow Courtesy Property Management to submit a bid for Management services. Dennis Tooker second the motion. Louis Mazzio, Jill Randolph and Ish Pabon voted against the motion. The motion did not pass, two to three.

The Association's Manager was excused at 8:05 p.m. in order for the Board of Directors to hear the presentations from Allied Property Group and Land Cap/Apogee.