

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 2, 2010

Board Members Present:	Dennis Tooker, Louis Mazzio, Keith McClure, Gaston Isidron, Ram Hiranand, Ismael Pabon, Jill Randolph
Members Absent:	None
Also Present:	Desiree Gomez, Association Manager from Courtesy Property Management; Mr. Donald Lee from EnGuard Security

The Board of Directors meeting was called to order at 7:04 p.m.

A quorum of the Board of Directors was established.

Keith McClure made a motion to approve the minutes of the October 5, 2010 Board of Directors meeting as presented by the Association Manager, Desiree Gomez. Jill Randolph seconded the motion. All in favor, motion passed.

The second set of minutes for the October 5, 2010 Board of Directors meeting was prepared by the Board President, Dennis Tooker, and read by the Association's Manager, Desiree Gomez. Jill Randolph made a motion to approve the minutes. Keith McClure asserted that there was a conflict of interest between Jill Randolph and Land Cap, and she should abstain from voting on any matter related to Land Cap or the current management agreement. Jill Randolph denied any conflict of interest. Ismael Pabon then made a motion to approve the minutes, Louis Mazzio seconded, Ismael Pabon, Louis Mazzio, Dennis Tooker, and Jill Randolph were in favor. Ram Hiranand, Keith McClure and Gaston Isidron abstained. Motion passed, 4 to 0.

The minutes of October 12, 2010 were prepared and presented by Board President Dennis Tooker, and read by the Association manager, Desiree Gomez. Louis Mazzio made a motion to approve the minutes. Ismael Pabon seconded the motion. Dennis Tooker, Ismael Pabon, Louis Mazzio and Jill Randolph were in favor. Ram Hiranand, Keith McClure and Gaston Isidron abstained. Motion passed, 4 to 0.

Mr. Donald Lee of EnGuard Security provided a security update. Mr. Lee also discussed his proposal for the holiday security patrol hours as follows:

- Mondays and Wednesdays: 8:30 p.m. to 8:30 a.m.
- Tuesdays: 7:00 p.m. to 7:00 a.m.
- Thursdays: 6:30 p.m. to 6:30 a.m.

-Fridays and Saturdays: 6:00 p.m. to 6:00 a.m.

-Sundays: 9:00 p.m. to 9:00 a.m.

This schedule is set to begin next Monday, November 8, 2010. Additionally, from November 15th to December 15th, an additional eight (8) hours of security will be added to the weekends (Thursday to Sunday) as needed. From December 16th to January 2nd, security will add another eight (8) hours for a total of sixteen (16) hours.

Keith McClure made a motion to accept EnGuard Security's proposed schedule. Ram Hiranand seconded the motion. All in favor, motion passed.

There was a discussion regarding the Addendum to the EnGuard Security contract. Jill Randolph stated that she was not certain if security services were needed. Keith McClure stated that, based on the information provided by the Hammocks Police Station, the crime level in the area had decreased. Keith McClure attributes this fact to the relationship that EnGuard Security has with the Hammocks Police Officers, and their presence in the community. Ismael Pabon does not know if the community would be better without the presence of security. However, he has been told by homeowners in The Flowers that they do not need security services. Ram Hiranand feels security services should be kept. Gaston Isidron wanted to know why the Board solicited proposals from other security companies if the Board was content with the current security company's performance. Dennis Tooker advised that the Board just wanted to know what the competition was charging for comparison purposes. Louis Mazzio stated that the Board of Directors for Shoma Homes was opposed to keeping security services, but that he was personally in favor of keeping the security service. Dennis Tooker stated that it was a deterrent, to provide the homeowners with a sense of security. He further stated that the Master Association paying for the cost was an efficient way of assisting the sub-associations.

Ismael Pabon made a motion to present the amendment to EnGuard Security's agreement to the attorney. Keith seconded. All in favor, motion passed.

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

Dennis Tooker presented the Board of Directors with the Proposed 2011 Operating Budget. Mr. Tooker stated that the monthly assessments for Forest Lakes Master Association would remain at \$25 per month. The Flowers' assessment would be reduced to \$40. Mr. Tooker further explained changes he had made to the budget worksheet presented by Courtesy Property Management. Jill Randolph made a motion to approve the budget. Ismael Pabon seconded. All in favor, motion passed.

There was a discussion regarding the letters for the Flowers' walls. Management advised that the letters were falling off shortly after installation, and payment was being withheld. Management will be meeting with the vendor to replace the fallen letters. Management will also request an estimate to replace the letters on the remaining walls of The Flowers.

Management discussed the PetsMart and OfficeMax accounts that are in arrears and awaiting payment.

Management is requesting that an attorney demand letter be sent to Pointe Development regarding the status of the retail space and the Certificate of Occupancy. The Board of Directors agreed to have Management contact the Association's attorney to send a demand letter to Pointe Development.

Louis Mazzio mentioned replacing the flags at the entrance of SW 167th Ave and SW 88th Street. The Board agreed to have Management obtain estimates for replacing the flags.

Management is to obtain estimates to install holiday lights on the entrance walls located at SW 167th Ave and SW 88th St. The estimates are not to exceed the total cost of \$3000.00 for materials and labor.

Jill Randolph presented the Land Cap Management contract to the Board of Directors for review and approval. Louis Mazzio made a motion to approve the agreement with Land Cap. Jill Randolph seconded. Keith McClure submitted again, for the Board of Directors' review, Section 5.18 of the Association's By-Laws and Florida Statutes regarding compensation of Board members and the voting protocol to be taken by Board members. Mr. McClure asserted that Jill Randolph should not vote, and should abstain from voting. Ismael Pabon, Louis Mazzio, Jill Randolph and Dennis Tooker in favor, Keith McClure, Ram Hirnanand and Gaston Isidron opposed. Motion passed, 4 to 3.

Jill Randolph proposed a start date of December 1, 2010, for the agreement with Land Cap Property Services. Louis Mazzio made the motion, Jill Randolph seconded. Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon in favor, Keith McClure, Ram Hiranand and Gaston Isidron opposed. Motion passed 4 to 3.

There was further discussion regarding overlap of management agreements for the month of December. The board decided to retain CPM until Dec 31, 2010.

There being no further business to discuss, the meeting was adjourned by Board President Dennis Tooker at 9:11 p.m.