

# Forest Lakes Master Association, Inc.

## April 12, 2011 Board of Directors Meeting Minutes

**Board members present:** Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon.

**Board members absent:** Keith McClure, Ram Hiranand and Gaston Isidron.

**Also present:** Tom Ryan Land Cap VP, Felix Giralt CAM and Donald Lee EnGuard Security

Having met quorum, the meeting was called to order at: 7:09 PM.

### **Approval of March 1<sup>st</sup> minutes:**

Dennis Tooker read the minutes and there were 2 changes made to the March 1<sup>st</sup> minutes are as follows:

It was brought out that most of the Board was unaware of this agreement and that minutes provided by Courtesy Management do not coincide with official Association minutes provided by Courtesy Management or with copies already in possession of some Board members.

Motion made by Louis Mazzio to have the janitorial agreement run thru to its expiration date of December 2011 Ram Hiranand seconds, voting in favor of the motion Ram Hiranand, Gaston Isidron, Keith McClure and Louis Mazzio. Voting against were Jill Randolph, Dennis Tooker and Ismael Pabon.

Motion made to approve the March 1<sup>st</sup> minutes with the 2 changes made by Jill Randolph  
Motion seconded by Ismael Pabon

Voting in favor, Jill Randolph, Ismael Pabon and Dennis Tooker and Louis Mazzio

Motion carried unanimously.

### **Security report by Donald Lee:**

Donald went over his security report, highlighting some of the most pertinent issues, such as residents should be reminded that when there's a crime taking place they should call 911 instead of security, and that this is also a more efficient way to deal with juveniles, since security can't touch them, and they are aware of this fact. The issue of juveniles and young adults hanging out at Tesoro's mailbox areas was also discussed. Donald will double the efforts to try and curtail this continuing problem. Also discussed was the parking problems at the Landings and Jill Randolph brought up Donald's visits to the Landings and he stated that it was due to the parking situation and the vandalism activities going on in that community, he also mentioned that The Landings community might want hire their own security service.

Donald asked the Board to consider an increase in his hourly rate from \$17.75 to \$18.55 and the Board said they would discuss it later in the meeting.

### **Managers report by Felix Giralt, CAM:**

Reported of the posting of meeting sandwich signs and locations, a suggestion was made to maybe find a better spot for the sign on 96 ST near the FLM community sign. Discussion regarding the letters at The Flowers signs and finding a better way to adhere them to the tile, Board agreed to do them as needed and redoing the signs at a later date.

The purchase of two flags was discussed and Louis Mazzio suggested management to contact Peterson Flags and get price for the two flags like the ones the Association had in the past.

Felix gave a report on his meeting with Gil Delgado of the Special Taxing District and gave the Board their schedule for the lawn cutting, fertilization, lake control, tree trimming, annual's planting and trash collection (irrigation is also included in their service). Management gave Gil the information for APHIS of the Department of USDA in charge of relocating the Muscovy ducks overpopulating the lakes.

### **Old Business:**

Janitorial agreement is discussed by the Board.

Motion made by Ismael Pabon, although the Association does not recognize the janitorial services agreement as valid, the Board feels that it is in the best interest of the Association not to pursue a legal remedy at this time. Jill Randolph seconds motion, voting in favor of the motion were Dennis Tooker, Louis Mazzio, Ismael Pabon and Jill Randolph, motion carried unanimously.

**New Business:**

Motion made by Ismael Pabon: The Association does not recognize the asserted 2008 management agreement with Courtesy Property Management as valid, and denies the substance of the complaint. Dennis Tooker seconds motion, voting in favor of the motion were Jill Randolph, Dennis Tooker, Louis Mazzio and Ismael Pabon, motion carried unanimously.

Discussion by Board regarding Donald Lee of EnGuard security request for a raise in hourly rate to \$18.55 from current rate of \$17.75.

Motion made by Jill Randolph to raise the security hourly rate from \$17.75 per hour to \$18.55 per hour. Ismael Pabon seconds motion, voting in favor of the motion were, Dennis Tooker, Louis Mazzio, Jill Randolph and Ismael Pabon, motion carried unanimously.

Bank balances: Dennis Tooker briefly discusses financials, pointing out that the FLM Association and The Flowers are both doing well financially.

**Open Forum:**

Some homeowners from The Landings who attended the meeting had several complaints regarding the upkeep of their Association such as the parking problems; the fact they have no one to communicate with (management); the fact that they don't know the financial situation of The Landings and where their maintenance fees go to. They also complained of the lawn maintenance and general appearance of front yards in the community.

There was discussion of the pros and cons about having security and whether security is a good investment or not, the Board present agreed that having security is a benefit to the community.

With no further discussion, Jill Randolph makes a motion to adjourn the meeting. Ismael Pabon seconds the motion, all in favor.

**Meeting adjourned at: 9:14 PM.**