

# **Forest Lakes Master**

**June 6th 2011**

**Board of Directors Meeting**

**Board members present:** Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon, Keith McClure and Ram Hiranand

**Board members absent:** Gaston Isidron

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

**Having met quorum, meeting was called to order at 7:05 PM.**

**Approval of May 3<sup>th</sup> minutes:** Ismael Pabon read the Minutes

**Motion made** by Dennis Tooker to approve the minutes as read. Ismael Pabon seconds motion, voting in favor of the motion Jill Randolph, Dennis Tooker, Louis Mazzio, Ismael Pabon, Keith McClure and Ram Hiranand. Motion passed unanimously.

**Security Report:** Donald Lee gave security report and main topic was schedule for security and two incidents one at Tesoro regarding juveniles drinking and smoking and the other about a vehicle towed at The Landings parked on the grass, Donald stated that any vehicle parked on the grass will be stickered he also gave copies of stickers to each Association representative present at the meeting for each one of their communities.

It was also mentioned during the discussion the crime statistics had lowered for FLM since EnGuard security had come on board.

Other issues brought up were a complaint by Shoma homeowner and Louis Mazzio regarding the stickering of cars parked on the street at Shoma, Donald said he will increase security presence at Shoma, Jill Randolph also had issues with security not stickering vehicles. Landings President Richard Fuentes asked if the security supervisor was advised of these issues so that he could address them Donald responded that he was and would follow up, Francisco of The Flowers also mentioned that kids were using an opening on the lake bank to cross from one community to the other and were trespassing on home owners back yards in the area of his home.

**Managers Report:** Felix Giralt, CAM read the managers report, some of the topics were meeting with Special Taxing District supervisors to discuss Hurricane procedures in case of a major storm (will meet with Sandro Aleman and Floyd Peters).

Management had a walk thru with Floyd Peters and Sandro Aleman to go over their duties in the community, maintenance schedule and procedures. Lake maintenance was also contacted thru Floyd Peters to clean the lake banks at The Landings and all the other communities.

The crew from the Special Taxing District also painted the white fences on 164 AVE and 167 AVE. Land Cap handyman painted FPL transformers filled with graffiti on 96 ST and 167 AVE, he also repaired coach lights on walk way between the two Tesoros.

Issue was brought up regarding the janitor and supervision due to Keith McClure's email this same morning having spoken to Salvador the janitor and a flat tire to the golf cart, management had taken care of the golf cart flat tire this same morning within an hour of Keith's email and suggested to have the golf cart taken in for repair by Dade Equipment. The issue was also brought up regarding Courtesy management's responsibility due to the fact that they are still under contract for the janitorial duties and they have supplied no information to management as requested in past meetings. Dennis Tooker will contact Association attorney regarding this issue.

A motion was made by Louis Mazzio to have the golf cart taken to Dade Equipment for the repairs needed motion seconded by Ismael Pabon. Voting in favor, Dennis Tooker, Jill Randolph, Louis Mazzio, Keith McClure, Ismael Pabon, and Ram Hiranand. All in favor, motion passed unanimously.

Louis Mazzio recommended that management contact Public Works Dept. regarding a crosswalk for pedestrian across 167 AVE near 92 ST for people walking to bus stop and shopping center where Publix is located also to contact FPL regarding increasing the lighting at the two corners of 167 AVE and 96 ST due to the darkness at night and people crossing there for the bus stop. Board also asked to follow up with Gil Delgados office regarding the Muscovy duck collection.

**Financial Report:** Dennis Tooker gave a brief financial report stating that the Association continues to improve financially and that they have \$106,715.91 in their operating account and \$45,150.61 in their reserves. Ram brought up the issue of some of the shopping center units being delinquent in their maintenance fees and that they should be sent to the attorney for collections.

A motion was made by Ram Hiranand to send all delinquent shopping center properties (accounts) to the attorney for collections, motion seconded by Keith McClure. Voting in favor, Dennis Tooker, Jill Randolph, Louis Mazzio, Keith McClure, Ismael Pabon, and Ram Hiranand. All in favor, motion passed unanimously.

**New Business:** Jill Randolph brought up the issues with security and her dissatisfaction with EnGuard and suggested the Association move on with new security. Dennis Tooker stated that the statistics show that crime had decreased thru the years with EnGuard doing the security work. Richard Fuentes of the Landings spoke in favor of EnGuard saying that security was doing a good job regarding The Landings, most present said security was doing a good job and that they would like to see them stay on.

**With no further business to discuss:** Dennis Tooker made a motion to adjourn Ismael Pabon seconds the motion, all in favor.

**Meeting adjourned at: 8:26 PM**