

Forest Lakes Master Association, Inc.
August 2, 2011
Board of Directors Meeting

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

Board members absent: Gaston Isidron.

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

Having met quorum, meeting was called to order at: 7:12 PM.

Approval of July 5th minutes: The minutes were read by Dennis Tooker from the last Board meeting.

Motion made by Louis Mazzio to approve the July 5th minutes as read. Jill Randolph seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and Ram Hiranand, Ismael Pabon and Keith McClure. Motion passed unanimously.

Security Report: Security report given by Donald Lee, he reports that security routinely goes by address where lady feeds the ducks at 6 AM and 6 PM and they have never caught her feeding the ducks, but did admit the security guard does not get out of the car to check the back of the house in question. He also reports that The Landings and The Mansions now have individual security service foot patrol with EnGuard and it helps with the additional presence.

Checking with M-D Police logs it shows that at FLM there were 12 incidents reported for the month (6 being out of patrol time schedule 2 cars broken into and the other 4 were not legitimate calls, also FLM very low compared to The Hammocks.

Louis Mazzio reiterated that the Board should be able to email security on any issues concerning the patrol also would like to see the patrol go around with lights on.

Managers Report: Property Manager Felix Giralt gave managers report and these were some of the topics on the report;

Management requested M-D Special Taxing District supervisor Floyd Peters to trim FLM landscaped areas where signs are located on 162 AVE and 164 AVE so that plants don't block lights as requested by Board. Plants were trimmed as requested.

Management was informed by Floyd Peters that they will be upgrading the lighting at these entrances in the near future.

FPL and Public Works were contacted regarding a light post downed at 167 AVE and 99 ST the post has been replaced. Another downed light post was also reported on 167 AVE and 92 ST near the entrance to Lennar Homes. Salvador the janitor has been picking up the shopping carts and dropping them off at the shopping center.

Missing letters at The Flowers sign at 96 ST was brought up by manager and the Board asked to look into pricing stainless steel letters that screw into the walls. The spraying of ficus hedges for white fly at Shoma and The Town Homes, Board said it has been done on a regular basis. Several street lights need to be repaired at The Flowers by FPL.

Management also informed Tay of The Lawn Beautifier that he must pick up trash pile collected by the janitor every other week.

Keith McClure had a complaint that someone had dumped some old carpeting on the south side of 104 ST at the intersection of 162 AVE on the empty field across from FLM property and asked why it wasn't picked up. Discussion ensued with several Board members stating that this area does not belong to FLM, Keith responded that it looks bad and it's not good for property values.

Motion made by Keith McClure to hire someone to pick up the discarded carpeting, Ram Hiranand seconds motion, voting against the motion were Jill Randolph, Dennis Tooker, Louis Mazzio and Ismael Pabon, voting in favor Keith McClure and Ram Hiranand, motion was denied by majority vote.

Motions made by Ismael Pabon to have management call M-D County and have them pick up the discarded carpeting, Jill Randolph seconds the motion, voting in favor were Dennis Tooker, Louis Mazzio, Ismael Pabon, Jill Randolph, Keith McClure and Ram Hiranand, motion passes unanimously.

Financial Report: Financial report given by Dennis Tooker, checking the bank balances stating again that the Association continues to improve financially having \$115,000 in the operating account for FLM and \$11,000 for The Flowers operating account. Dennis also mentioning that there is over \$37,000 in FLM reserves and over \$8,000 in The Flowers reserves.

By year's end FLM should be \$20,000 ahead of budget and The Flowers at around \$10,000.

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

Meeting adjourned at: 8:20 PM