

Forest Lakes Master
October 4th, 2011
Board of Directors Meeting

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

Board members absent: Gaston Isidron Keith McClure Ram Hiranand.

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

Having met quorum, meeting was called to order at 7:01 PM.

Approval of August 2, 2011: The minutes from the last Board meeting were read by Dennis Tooker.

Motion made by Jill Randolph to approve the August 2nd minutes as read. Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and, Ismael Pabon. Motion passed unanimously.

Security Report: Security report given by Donald Lee, to Board and management, Dennis Tooker read the report going over each are appearing on the report pointing out were each incident occurred as pertaining to the Sub Associations almost all of the burglaries and car break ins were either at The Flowers or at Tesoro. Present were 8 homeowners from Tesoro to voice their complaints regarding the issues with security, their main concern is that the crimes could escalate from burglaries to something worse.

Some other issues were brought up from homeowners emails received by management regarding security's lack of response. The Board and Management requested some possible personnel changes, the weekly schedule to be sent to the Board and Management and for the guards and Gene the security supervisor coming on duty to have a sign in procedure at one of the Board members home.

Donald Lee discussed police presence and how it could impact the community's current crime resurgence by having police bike patrol and patrol cars driving thru the community at their shifts end.

There was discussion regarding an additional 24 hour a week to the existing security patrol for a foot patrol at Tesoro and The Flowers. The tentative schedule would be 4-6hr shifts or 3-8hr shifts preferably on Thursday, Friday and Saturdays.

Motion made by Ismael Pabon to add 24 hours per week to the security service to provide foot patrols for The Flowers and Tesoro (on a temporary basis) beginning on Thursday October 6th, Dennis Tooker seconds the motion, voting in favor were Ismael Pabon, Jill Randolph and Dennis Tooker, voting against Louis Mazzio. Motion passed on a 3 to 1 vote.

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

Management received email from Floyd Peters stating that the Special Taxing district crews have never landscaped the area of the marquee sign on 99 ST and 162 AVE also informed the Board on the irrigation project they have planned for the area of 167 AVE. M-D Public Works repaired the dip on 167 AVE at the entrance to the Publix shopping center that had been requested many times in the past. Also M-D picked up debris dumped on south end of 104 ST and 164 AVE and west of 96 ST and 167 AVE.

Management inquired into a GPS tracking system (prices are in the \$250 to \$750 range).

Glades Realty Investment LLC who owns the Dialysis Center on 16740 SW 88 ST has been sent to the Attorney for collections, retroactive to 2/1/2010 when the C O was issued by M-D.

Recompilation of files was sent to Association Attorney Elaine LaFlamme regarding litigation with Courtesy Management. Finally a notice was sent to The Flowers owners that had stopped making payments to the FLM Association.

Motion made by Louis Mazzio to set aside \$500 to pay for the landscaping of the marquee sign at 162 AVE and 99 ST by The Landings expense to be shared in half with The Landings HOA, Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and, Ismael Pabon. Motion passed unanimously.

Financial Report: Financial report given by Dennis Tooker, who reports that he met with Association CPA Mr. Tejada and Adela Hernandez of Land Cap, Dennis agreed to Mr. Tejada recommendation to have an Audit next year.

He also reported that security is \$23,000 under budget so the additional 24 hours per week will be covered under this surplus.

He also mentioned that the Association will have a \$60,000 surplus by year's end and that both the FLM Association and The Flowers are doing very well financially.

New Business: The Board asked Land Cap to submit a janitorial service proposal and a proposal for the trash pickup on a by weekly schedule.

The Board asked management to contact The Landings BOD regarding the sharing of the proposed landscaping expense for the marquee sign on 99ST and 162 AVE.

Also management should get 3 proposals for the trimming of trees in the walkway between the 2 Tesoros from 96 ST to 99 ST also to get quote on a John Deere golf cart that is street legal and enquire about permits to build a structure to house the new golf cart.

Louis asked Tom Ryan on the benefits of joining the Kendall Federation, Tom answered that in his opinion it would be beneficial to the Association, due to the Federations involvement in many community projects and political connections.

Management was asked to get a quote on a mail out of a community survey regarding security with a return post card questionnaire, also regarding a quarterly news letter to be sent to the community.

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

Meeting adjourned at: 9:29 PM