

# Forest Lakes Master

November 1st, 2011

## Board of Directors Meeting

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

**Board members absent:** Gaston Isidron and Keith McClure.

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

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

**Approval of October 4th, 2011 Minutes:** The minutes from the last Board meeting were read by Dennis Tooker.

**Motion made** by Jill Randolph to approve the October 4th minutes as read with grammatical corrections. Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon and Ram Hiranand. Motion passed unanimously.

**Security Report:** Security report given by Donald Lee, to Board and management with latest police incident report, also discussion concerning the meeting EnGuard had with Management and Board president Dennis Tooker regarding the procedures security must follow and how to improve the service, vehicle patrol and foot patrol.

Donald reiterated the need for the guards not to discuss security issues with anyone except Board and management and the fact that the guards should not confront anyone to avoid any violent outcome, Tom Ryan disagreed stating that they can stop and question individuals in a polite manner without need to have any sort of confrontation.

There was also a discussion to the fact that Tesoro and The Flowers were getting foot patrol paid by the master Association and that the Landings and other sub Associations are paying for their own, the decision was made by the Board to give The Flowers and Tesoro the additional security at their request, because of the current rash of break-ins and criminal activity substantiated by police reports. When the issue came up regarding The Landings and other subs there was no back up with reports from M-D Police Dept. therefore the Board didn't approve additional security at the time.

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

Management contacted BOD from The Landings regarding their request to re landscape marquee sign on 162 AVE and 99 ST asking them to share in ½ the expense (\$500) The landings BOD agreed and will have it re landscaped by their landscape company and will forward the bill to FLM for ½ the cost (\$500).

After a brief heated discussion regarding the landscaping of the sign Ram Hiranand left the meeting saying he was done and that he had better things to do, it was 7:40 PM

There were 3 companies bidding for the trimming on the walkway between the two Tesoro's going from 96 ST to 99 ST park are, to trim all overhanging trees from back yards onto common area and trim common area trees.

**Motion made** by Louis Mazzio to contract Turf management to do the trimming job in walkway between the two Tesoro's for \$1,100.00 Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio, and Ismael Pabon. Motion passed unanimously.

Management contacted Peter Brasso GC regarding the permits required and a proposal to build a permanent structure 12x14 to house the golf cart on 164 AVE were the current cage is located housing the golf cart, Dennis Tooker mentioned that the Association owns 20 ft of property adjacent to the utility area where current golf cart is housed. This area will be looked at when the contractor re visits the site.

Management enquired as to the construction west of 96 ST and 167 AVE speaking to Engineers from M-D Public Works and DownRite working on expanding the road, they informed me there will be some new developments constructed in the area.

Land Cap's handyman repainted one of the entrance signs for The Flowers on 96 ST that had been vandalized with graffiti, he also repaired several coach light poles on the common area walkway between the two Tesoro's (some of the lights were out and some of the lamps had fallen off the poles).

Management presented several proposals regarding a John Deere golf cart that is street ready as BOD requested. Board asked to look further into the proposal from Green Thumb and get a more detailed proposal.

There was also discussion regarding the trash pickup biweekly and the fact it wasn't picked up regularly by Tay the Lawn Beautifier, Land Cap gave a proposal to have it picked up biweekly for the cost of \$275 per month.

**Motion made** by Louis Mazzio to have Land Cap Property Services, Inc. to pick up the trash biweekly for the Master Association site on 164 AVE for \$275.00 per month, 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 the Association will have over \$90,000 surplus by year's end and that both the FLM Association and The Flowers are doing very well financially.

Dennis Tooker reviews the proposed budget for 2012 along with the Board stating that the fees will remain the same for the oncoming year with a few adjustments added to the reserves.

At this point the Board discussed a budget amendment resolution with a motion as follows.

**Motion made** by Jill Randolph to adopt a budget amendment such as any remaining funds for F L M Association at the end of the year 2011 will be allocated to the Operating Reserves, Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and, Ismael Pabon. Motion passed unanimously.

**Motion made** by Ismael Pabon to adopt a budget amendment such as any remaining funds for The Flowers HOA at the end of the year 2011 will be allocated to the Operating Reserves, Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and, Ismael Pabon. Motion passed unanimously.

**Motion made** by Jill Randolph to approve the 2012 budget as submitted, Louis Mazzio seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and, Ismael Pabon. Motion passed unanimously.

The proposed budget was approved by the BOD if there are no changes to occur coupons can be mailed out by Land Cap.

Also the amount owed by Glades Realty (owners of the Dialysis Center) was discussed due to the fact that they requested the Board to waive the interest fees totaling \$478.17. Board agreed to waive provided full payment of maintenance fees is made.

**Motion made** by Ismael Pabon to wave the interest fees for Glades Realty totaling \$478.17 provided they pay the owed maintenance fees going back to 2/1/10 to 12/1/11 (\$3,174.00) Louis Mazzio seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio and, Ismael Pabon. Motion passed unanimously.

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

**Meeting adjourned at 9:26 PM.**