

# Forest Lakes Master

December 13<sup>th</sup>, 2011

## Board of Directors Meeting

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

**Board members absent:** Gaston Isidron and Ram Hiranand.

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

**Having met quorum, Meeting called to order at: 7:04 PM**

**Approval of November 1st, 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. Louis Mazzio seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon and Keith McClure. Motion passed unanimously.

**Security Report:** Security report given by Donald Lee, to Board and management with latest police incident report, there were 4 police reported incidents in November in the Forest Lakes area as compared with 17 in the Hammocks area and 27 reported in the area just north of Forest Lakes. Two of the incidents reported in the Forest Lakes area were car burglaries, the Board and management noted the police incident reports have drastically come down in the Forest Lakes area since the additional foot patrol has started and commended Donald for the good job.

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

Management informed the Board that Turf Management trimmed the walkway between the two Tesoro's going from 96 ST to 99 ST park are, all overhanging trees from back yards onto common area and common area trees. Also that Management or janitor will pick up all unwanted posted signs throughout the community as the crop up.

Abel Ramirez GC was contacted regarding the permits required and a proposal to build a permanent structure 14x14 to house the golf cart on 164 AVE were the current cage is located housing the golf cart.

Dennis Tooker brought a bird's eye view of the desired location for the project stating that the proposed area belongs to the Town Homes, after a brief discussion on the subject it was decided to build a larger structure 20'x 16' with a garage door and a 36" steel door.

Management procured 3 proposals for the spraying of fichus hedges at The Flowers and walkway between the two Tesoros affected by white fly. (Escobar Landscaping, N R Grace Landscaping and Care Pest Management) after the Boards review.

**Motions made by** Ismael Pabon to have Escobar Landscaping, do the spraying of the hedge along the perimeter of The Flowers against white fly. Jill Randolph seconds

motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon and Keith McClure. Motion passed unanimously.

**Motions made by** Louis Mazzio to have Escobar Landscaping do the spraying of the ficus hedge located between the two Tesoros against white fly, Jill Randolph seconds motion, voting in favor of the motion Dennis Tooker, Jill Randolph, Louis Mazzio, Ismael Pabon and Keith McClure. Motion passed unanimously.

Management reported that Land Cap's lawn crew has begun to pick up trash pile accumulated by janitor on a by weekly basis.

Land Cap presented a proposal for the Janitorial Service for the Boards approval, but there was objection by Keith McClure stating that Management should seek two additional proposals for the same scope of work and present them to the Board for comparison.

**Motions made by** Keith McClure to procure 2 additional proposals for the janitorial service at Forest Lakes Master Dennis Tooker seconds the motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Ismael Pabon and Keith McClure voting against Jill Randolph. Motion passed with 4 to 1 vote.

**Financial Report:** Financial report given by Dennis Tooker, Dennis reports that there's \$149,262.73 in the Masters operating account and \$13,983.85 in the Flowers operating account for a total of \$163,246.58 in operating funds.

He also reports that the Association will have between \$85,000 to \$100,000 in surplus by year's end and that both the FLM Association and The Flowers are doing very well financially.

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

**Meeting adjourned at 8:24 PM.**