

Forest Lakes Master Association, Inc.
February 7th, 2012
Annual Membership Meeting

Board members present:

Dennis Tooker
Jill Randolph,
Ismael Pabon
Louis Mazzio

Also present:

Caridad Rusconi, Attorney for Forest Lakes Master Association
Tom Ryan, Land Cap VP
Felix Giralt, CAM

Annual Membership meeting was called to order at 7:10 PM.

Board Members Quorum was met.

Meeting was not held. No candidates presented so Ismael Pabon continues to be the Board member representing The Flowers at the Forest Lakes Master Association.

Motion made by Louis Mazzio to keep the Board of Directors as is, Jill Randolph seconds the motion, voting in favor Dennis Tooker, Ismael Pabon Louis Mazzio and Jill Randolph. Motion passed unanimously.

Motion to adjourn by Jill Randolph, Louis Mazzio seconds motion, voting in favor Dennis Tooker, Ismael Pabon Louis Mazzio and Jill Randolph. Motion passed unanimously. Meeting adjourned at 7:12 PM.

Board of Directors Members Meeting (held after annual meeting)

Board members present:

Dennis Tooker
Louis Mazzio
Ismael Pabon
Jill Randolph
Gaston Isidron
Ram Hiranand
Keith McClure

Also present:

Donald Lee EnGuard Security
Tom Ryan Land Cap VP
Felix Giralt, CAM

Having met quorum, meeting was called to order at: 7:15 PM.

Approval of January 3rd, 2012 Minutes: The minutes from the last Board meeting were read by Dennis Tooker.

Motion made by Louis Mazzio to approve the January 3rd minutes as read with grammatical corrections. Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Ismael Pabon and Jill Randolph. Motion passed unanimously.

Security Report: Given by Donald Lee as follows: Donald Lee is staggering security personnel to better serve the areas that have had recent problems.

He also reports that the Association golf cart was stolen for the 3rd time on February 7th, there was no evidence of locks being cut and police did not find the locks in the area. Theft was reported to management by the janitor Alejandro at 7 AM, police was called and a report was made.

Donald suggested installing a LowJack system in the golf cart, he also demonstrated the new cameras with possible GPS for the security unit, so that they can record any incidents and to better evaluate any potential problems they might encounter. This was well received by the Board and Management.

Special Presentation: Management invited Architect Anne Yakaway and Engineer Braulio Gutierrez to discuss the potential site for the building of a maintenance storage garage in several possible locations as presented by Dennis Tooker, the two most favorable locations to be at the shopping center site by PetSmart and the other behind the lift station at current location. The Board agreed to have Caridad Rusconi, the Associations Attorney try and negotiate with the developer for the shopping center site.

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

Escobar Landscaping submitted a proposal for the second spraying of fichus hedge along the perimeter of The Flowers and walkway between the two Tesoros, also included is the fertilization of these hedges using 20-20.

Tay has trimmed back the fichus hedge along the perimeter of The Flowers that was over grown and obstructing the sidewalk, management had several complaints from homeowners that walk in this area.

Management met with Julian Stern of Lake Doctors, Inc. regarding the proposals for the installation of lit fountains on the 3 lakes at FLM.

There has been 9 trash pickups in the last month, from the trash picked up by the Land Cap janitor, management ask the Board for the pickup service to be reviewed. We have had many compliments on the job the janitor is doing throughout the community.

Management also procured a proposal for the cost of a new golf cart to replace the stolen one.

Motions made by Louis Mazzio to install 2 concrete pylons with eye bolts to secure the new golf cart, Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Ismael Pabon Louis Mazzio and Jill Randolph. Motion passed unanimously.

Motions made by Ismael Pabon to purchase a new golf cart after concrete pylons have been installed to secure the new golf cart, Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Ismael Pabon Louis Mazzio and Jill Randolph. Motion passed unanimously.

Motions made by Jill Randolph to approve the spraying against the white fly plague and fertilization with 20-20 by Escobar Landscaping, both at The Flowers perimeter fichus hedge and the FLM hedge in between the two Tesoros, Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Ismael Pabon Louis Mazzio and Jill Randolph Motion passed unanimously.

Motions made by Louis Mazzio to have Land Cap pick up the FLM trash once per week at a cost of \$600.00 per month, Jill Randolph seconds motion, voting in favor of the motion Dennis Tooker, Ismael Pabon Louis Mazzio and Jill Randolph Motion passed unanimously.

Financial Report: Financial report given by Dennis Tooker, the year-end financial report was given by Dennis reporting that at the closing on December 31, 2011 Forest Lakes master had in the operating account \$184,104.52 and that The Flowers had \$17,174.27 with a total of operating funds of \$201,278.79. In the reserves Forest Lakes Master ended the year with \$37,762.49 and The Flowers ended with \$11,978.96 for a total in reserves of \$49,745.45.

Dennis also pointed out that there is a total of \$163,641.90 in accounts with delinquent balances as reflected in the Aging report and that any accounts showing any amounts delinquent prior to the last 12 months (only these amounts prior to the last 12 months should be wiped off and applied as bad debt in the financials). Dennis asked management to provide a list of these accounts for the Boards review.

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

Meeting adjourned at: 8:25 PM.