

**Forest Lakes Master  
May 1st, 2012  
Board of Directors Meeting**

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

**Board members absent:** Gaston Isidron, Ismael Pabon.

**Also present:** Felix Giralt, CAM and Tom Ryan Land Cap VP.

**Having met quorum, Meeting called to order at: 7:15 PM**

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

**Motion made** by Louis Mazzio to approve the April 3rd amended minutes. Keith McClure seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Keith McClure and Ram Hiranand. Motion passed unanimously. Note (Jill Randolph was not present at this time)

**Security Report:** Security reports given by Dennis Tooker from reports emailed to Management by Donald Lee, The report states that the additional foot patrols in all communities have had a very positive effect on the number of vehicular burglaries in the community. A total of 4-911 calls were recorded for the Forest Lakes area for the 30 days of April.

In an adjoining Hammocks community, similar size, same time period and demographics there were 24-911 calls reported, including 6 assaults, 3 burglaries and 2 cars stolen.

EnGuard has continued to monitor several hotspots in the community with both foot and mobile patrols. Lennar Homes behind Publix, Flowers north and south, Tesoro East and West especially around the mailboxes, Shoma by 95th LN, Mansions II especially close to SW 164th Avenue, Landings I & II and they have added Forest Lake Townhomes by the common areas to the north (by Landings) and to the west.

There was one case of vandalism and an Agg. Assault at The Flowers a burglary at Mansions II and a vehicular burglary at Tesoro West

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

Management has contacted Lake Doctors Julian Stern and Osvaldo Cardoza of AmpStrong Electric so that they could meet and go over the approved scope of work for the fountains installation and electrical so that work can initiate.

Checks were cut for the initial payment to Lake Doctors to initiate work on fountains installation also for AmpStrong Electric for the electrical work for the fountains installation.

Keith McClure brought up the subject that some residents might want lit fountains and that he would ask at the upcoming Mansions Board meeting to get a feedback from the community.

Danny Signs was also issued the initial payments including the one for Associated Tile Mfg. Corp. to commence on The Flowers entrance signs.

The Board asked management to get proposals on repairing the stucco, pressure cleaning and painting the perimeter wall belonging to The Flowers.

Management received an email from Floyd Peters Supervisor of M-D Special Taxing stating that the lighting upgrade of the entrances to FLM will begin after they complete the upgrades at Garden Hills, FLM will get the same type of lighting being installed at Garden Hills, Floyd will also notify management as to when they will begin the tree planting project, possibly by the end of May.

There was discussion by the Board regarding the repainting of the entrance walls and the changing of the colors of the walls, it was decided to table the subject till the next meeting and that samples should be brought in so that Board can better decide.

AmpStrong Electric installed a new outlet and re wired from the electrical source to the outlet that furnishes the power to charge the golf cart.

Louis Mazzio and Ram Hiranand suggested that the next time the golf cart has problems to request a loaner from Dade Equipment.

Management also contacted Joan Shen Assistant Chief Traffic Engineer for M-D Public Works Dept. regarding the pedestrian walkways on 167AVE she stated that they are still reviewing the possibility and would update me sometime this week also speed bumps for The Flowers and she told me that it would require a traffic count study since the streets are County owned and have public access, she asked for us to forward her any information as to where these speed tables would be located for their review and possible traffic study.

The Board asked management to get prices for traffic speed signs to be installed at The Flowers.

Louis Mazzio mentioned that perhaps a letter should be drafted to the area County Commissioner requesting help in getting the pedestrian walkways done and any other Public Works project the community wants M-D County to undertake.

FPL was also contacted by management regarding downed light post on 167 AVE and additional lighting. FPL replaced the downed pole and installed 2 additional poles on 167 AVE and 96 ST.

**Financial Report:** A brief financial report given by Dennis Tooker, he informed the Board that there's \$210,014.38 in the F L M operating account, \$17,961.87 in The Flowers operating account for a total of \$227,976.25 he also reported that there's \$37,767.20 on the F L M reserves account and \$14,230.55 in The Flowers reserves account for a total of \$52,001.75 in total reserves and \$391,708.08 in total assets.

**New Business:** US Security law suit, Dennis reported to the Board that he had received an email from the Associations Attorney's office indicating that they had attended a hearing on Court Motion to Dismiss for Lack of Prosecution on 5/1/12 and that the Court denied the motion and allowed the case to remain pending and that the Counsel for the plaintiff advised the Associations Counsel that their client did not want to pursue the case and were still interested in doing business with the Association and would like the matter to be resolved in mediation.

**Motion made** by Jill Randolph, not to hire US Security, not to charge them with any Attorney's fees and just walk away with no admission of wrong doing by either party (US Security or Forest Lakes Master) Keith McClure second motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Keith McClure, Jill Randolph and Ram Hiranand. Motion passed unanimously.

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

**Meeting adjourned at 8:19 PM.**