

Forest Lakes Master

August 7, 2012

Board of Directors Meeting

Board members present: Dennis Tooker, Louis Mazzio, Ismael Pabon, Ram Hiranand and Jill Randolph (by speaker phone),

Board members absent: Gaston Isidron and Keith McClure.

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

Having met quorum, Meeting called to order at: 6:57 PM

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

Motion made by Ismael Pabon to approve the July 3rd minutes with one change. Louis Mazzio seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Ismael Pabon and Ram Hiranand. Motion passed unanimously.

Security Report: Security reports given by Donald Lee, Donald reports that there were 4 incidents at Forest Lakes one being vandalism and the others vehicular burglaries (two of them occurring at The Flowers combined into one report). He also reports that no further incidents have occurred at Mr. Suarez unit at The Flowers of people jumping over his wall, incidents take place around 3 PM but increased patrol of the area continues.

A request by Louis Mazzio that EnGuard continue to sticker vehicles parked on the street at Shoma from 12 midnight to 6 AM.

The Landings unit at 16342 SW 102 ST was also discussed EnGuard has increased patrol of the area as has Hammocks P-D. Board would like management to set up meeting with detectives.

The topic of EnGuard getting a GPS installed on the patrol unit was discussed with Donald Lee stating he will purchase the GPS and have it installed provided Forest Lakes Master pays the cost and monthly fees for the service, Donald will forward the proposed cost to management and the Board.

Motion made by Ismael Pabon to approve the cover cost of the GPS installation and monthly fees by FLM, Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Ismael Pabon and Ram Hiranand. Motion passed unanimously.

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

Tay has been cleaning and cutting away dead wood on The Flowers perimeter ficus hedge and the hedge between the two Tesoros. The Board is not particularly happy with Tay's job so Land Cap has given the Board a proposal to maintain The Flowers landscaping (perimeter hedge).

Motion made by Ismael Pabon to approve Land Cap Property Services, Inc. proposal to maintain The Flowers hedge as proposed for \$750 per month, Jill Randolph seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Ismael Pabon and Ram Hiranand. Motion passed unanimously.

The Board also asked Land Cap to provide a proposal for the maintenance of the FLM common area and hedge between the two Tesoros.

Management reports that M-D Special Taxing District has planted 80 Live Oaks along the green belt and medians on 104 ST between 162 AVE and 167 AVE 32 along 167 AVE 35 and on 164 AVE 13 although some look to be dead they are watering them and hoping they will come back.

Management has also sent a second certified violation letter to Landing home owners at 16342 SW 102 ST (for graffiti on back fence and back wall of unit) Miami Dade code enforcement was also called regarding the graffiti for a second time Reference #SR1200220458, Management has also contacted Hammocks PD regarding this unit requesting additional police in this area.

Hammocks PD was contacted regarding the cost of a off duty Police officer which is \$43.50 per HR and off duty police will not do surveillance this has to be carried out by a regular detective detail.

Management met with 360 Surveying and Mapping, AmpStrong Electric and Dani Gonzalez Engineering at the property on the 3 locations where the electrical service for the fountains will be installed so that all the parties involved in the procuring of the permits are on the same page regarding the survey needed in the permit process.

The 360 Surveying and Mapping LLC submitted 3 proposals for the 3 surveys to be conducted for the fountains electrical installation permits.

Motion made by Louis Mazzio to approve the 3 proposals from 360 Surveying and Mapping LLC to conduct the surveys required for the permits for the installation of the electrical service at the 3 locations for the lake fountains, Ismael Pabon seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Ismael Pabon and Ram Hiranand. Motion passed unanimously.

Management conducted inspections and sent violation notices to The Flowers, the Board would like to set up a VCC committee so that unit owners that don't comply with the correction of violations can be fined. Louis Mazzio requested another follow up letter to Auto Zone regarding mechanic work being conducted on the parking lot area adjacent to the establishment.

Tom Ryan brought up the topic of M-D Water and Sewer officials visiting Land Cap regarding the lift station area were the golf cart is stored and the community trash collected in transit for FLM, stating that M-D water and Sewer Dept plans to fence in the area in the future, bringing up the possibility to move the golf cart storage and trash staging area across 164 AVE to the common area behind the Mansions.

The construction of a 16'X20" shadow box fenced area with gates was discussed since the electrical service for the fountains will be installed nearby and a survey of the area is being conducted facilitating the procurement of a permit to install the fenced area.

Old Business: Discussion regarding FLM VS US Security.

Motion made by Louis Mazzio on the issue of FLM VS US Security, to extend authority to an offer of \$75,000 cap by the FLM Association, Ismael Pabon seconds motion voting in favor of the motion, Dennis Tooker, Louis Mazzio, Jill Randolph, Ismael Pabon and Ram Hiranand. Motion passed unanimously..

Financial Report: A brief financial report given by Dennis Tooker, he informed the Board that as of August 6, 2012 the operating bank balance for FLM is \$204,771.19

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

Meeting adjourned at: 8:34 PM.