

Forest Lakes Master Association, Inc.
Tuesday, January 8, 2013
Board of Directors Meeting

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

Board members absent: None

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

Having met quorum, meeting was called to order at: 7:07 PM.

Approval Minutes from December 4, 2012: The minutes from the last Board meeting were read by Dennis Tooker.

Motion made by Louis Mazzio to approve the December 4, 2012 minutes as read. Jill Randolph seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph and Ram Hiranand. Keith McClure abstained, motion passed.

Security Report: Security reports given by Donald Lee, Donald reports that the GPS system was installed by (Brick House Security) and is now functioning and explains functions tracking system alerts if vehicle is speeding and if the vehicle is idle for 20 minutes.

Donald reports that there were 3 incidents reported, one of a young man trespassing, vandalism to holiday lights at a unit and last of an intoxicated lady bothering neighbors.

Some of the residents attending stated that an empty house in The Flowers was burglarized having the furniture stolen and rented out by the criminals that broke into the house, police was called to handle the case.

Motion made by Louis Mazzio to have management send a newsletter to the whole community regarding the illegal renting of foreclosed empty units by criminal elements, Dennis Tooker seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Keith McClure and Ram Hiranand. Motion passed unanimously.

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

- Management requested security schedule from EnGuard.
- Management met with Gil Delgado and Sandro the Special Taxing District Manager and Supervisor, regarding the electrical upgrades to FLM front entrance on 167 AVE and 88 ST.
- Management is actively seeking proposals from licensed electrical contractors for the upgrades.
- Management is also working on getting strobe light bar for new truck and FLM decals installed.
- Management has met with AmpStrong Electric to get updates on the electrical installations for the lake fountains.

Some of the discussion by the Board surrounded the issue of units that have sheds that exceed the height of the perimeter walls throughout the community. Dennis Tooker proposes to levy fines up to \$1,000.00 to unit owners with sheds exceeding regulations. George Cardell who attended the meeting and had requested to keep his shed, told the Board he would plant some high hedge or trees to hide the shed from being seen from the street.

Tom Ryan presented the Board with a proposal to pressure clean the sidewalks on the perimeter of The Flowers community for the amount of, \$6,800.00, the sidewalks have accumulated mildew and when wet they create a slip and fall hazard and liability to the Association.

Dennis Tooker will send Caridad Rusconi the Association attorney an email asking her to produce a meeting package and proxy for The Flowers annual meeting.

Motion made by Keith McClure to impose fines up to \$1000.00 to units with sheds exceeding the height regulations, Ram Hiranand seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Keith McClure and Ram Hiranand. Motion passed unanimously.

Motion made by Keith McClure to accept the proposal to pressure clean the sidewalks on the perimeter of The Flowers by Land Cap as proposed for \$6,800.00, with the money coming out of The Flowers reserve account to pay for the work, Ram Hiranand seconds motion, voting in favor of the motion Dennis Tooker, Louis Mazzio, Jill Randolph, Keith McClure and Ram Hiranand. Motion passed unanimously.

Financial Report: Report given by Dennis Tooker reading from the November 2012 financials he reports that The FLM OP Acct shows \$143,895.52 The Flowers OP Acct shows \$2,524.21 and that the FLM Reserve Acct has \$37,783.83 and The Flowers reserve has \$12,449.72.

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

Meeting adjourned at: 8:47 PM.