

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, MAY 7, 2013

Board members present:

Dennis Tooker, President
Louis Mazzio, Treasurer
Keith McClure, Director
Mauricio Escobar, Vice President
Jill Randolph, Director (by phone)

Board members absent:

Ram Hiranand, Secretary
Lennar Homes Representative

Also present:

Tom Ryan, Land Cap VP
Maria Delgadillo, Secretary

Homeowners present:

Ed Hollander

CALL TO ORDER

Meeting was called to order at 7:10 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

Motion #1: approval of March 5, 2013 meeting minutes with change to add that representative from Lennar Homes was absent
By: Louis Mazzio Seconded by: Keith McClure
All in favor; motion passed.

Motion #2: approval of April 2, 2013 meeting minutes with change to add that representative from Lennar Homes was absent
By: Louis Mazzio Seconded by: Mauricio Escobar
All in favor; motion passed.

SECURITY REPORT

Dennis Tooker read the report submitted by Donald Lee. Mauricio Escobar would like the security report to contain more specific details on the crimes committed. Dennis Tooker will send Donald Lee an email to request a more detailed security report.

MANAGER'S REPORT

Tom Ryan informed the Board that a new janitor (Alex) started working several weeks ago in Forest Lakes and he would like to know if the Board had any comments on his performance so far. Dennis Tooker said that he has definitely seen him around more. Mauricio Escobar asked whether the janitor only cleans the common areas or does he go into each community. Keith McClure would like to check previous meeting minutes because he remembers that it has been mentioned before that the janitor was supposed to clean inside the communities (the sidewalks), and not just the front entrances. Dennis Tooker stated that the janitor's priorities should be the main roads, litter, Palm fronds, and entrances, and he is supposed to go through each

community and pick up litter but not large piles of trash. Letters should be sent to homeowners who have piles of trash in front of their house for more than a couple of days. Dennis Tooker mentioned that this issue is handled internally for each individual Association by their management companies, except for the Flowers. If the Flowers can create a VCC then they would also be able to handle this issue individually. Mauricio Escobar stated that he will try to create a VCC in order to start sending violation letters.

Lift station: Tom Ryan informed the Board that he spoke with Miami Dade Water & Sewer Department regarding this area which is their responsibility. Mauricio Escobar suggested using maintenance man and security to keep an eye on who is dumping the debris.

*Motion #3: to inform maintenance and security that people are using the lift station for dumping and to install a No Dumping sign.
By: Mauricio Escobar Seconded by: Keith McClure
All in favor; motion passed.*

The Flowers perimeter wall: The Board would like to table this issue until the Flowers has the necessary funds.

Lake Doctors: Tom Ryan informed the Board that the boring was started by the Flowers park in order to run the electrical cables (approval was obtained from owner). The other two fountains need parts which need to be delivered.

Signs: Tom Ryan was able to get one more proposal to reseal the signs. Mauricio Escobar stated that he went and looked at the signs and thinks that the signs look good right now and do not need any more work at this time. The Board would like to hold off on sealing the perimeter of the signs at the recommendation of Mauricio Escobar.

ARCHITECTURAL APPLICATION

Application from The Flowers was approved with the stipulation that the color for the shutters should be ivory.

FINANCIAL REPORT

Dennis Tooker reviewed account balances.

NEW BUSINESS

Louis Mazzio wanted reflected on the minutes that he was appreciative for Felix Giralt having the County install a stop sign at a dangerous intersection.

ADJOURNMENT

*Motion #4: to adjourn meeting at 8:22 PM
By: Dennis Tooker Seconded by: Keith McClure
All in favor; motion passed.*