

FOREST LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
TUESDAY, NOVEMBER 5, 2013

**BOARD MEMBERS PRESENT**

Dennis Tooker, President  
Mauricio Escobar, Vice President  
Louis Mazzio, Treasurer  
Gustavo Barrios, Secretary  
Keith McClure, Director

**BOARD MEMBERS ABSENT**

Jill Randolph, Director  
Lennar Homes Representative

**HOMEOWNERS PRESENT**

Jorge & Chona Cardelle (9328 SW 166 CT)  
Ed Hollander (16576 SW 91 TERR)

**ALSO PRESENT**

Tom Ryan, Land Cap VP  
Alexandra Oliva, Secretary

**CALLED TO ORDER**

Meeting was called to order at 7:00 PM.

**APPROVAL OF PREVIOUS MEETING MINUTES**

Last Board of Directors meeting held was in October. October meeting minutes were read by Dennis Tooker. Ed opposed minutes in regards to the dying of the lake water; Mauricio informed the Board that The Flowers would like to dye the lake but Shoma Homes does not.

*Motion #1: to approve meeting minutes of October 14, 2013 with corrections to mentioning of lake fountain moved West.*

*By: Louis Mazzio Seconded by: Mauricio Escobar*

*All in favor; motion passed.*

**SECURITY REPORT**

Donald Lee from En Guard Security was not present therefore there was no security report available. The crime report submitted by Donald was discussed. Donald advised Tom he will obtain necessary lights and signage for security vehicle within the next week. Louis requests a security schedule from En Guard Security. Donald has advised Tom that En Guard Security's fees will not increase for the upcoming year.

**ARCHITECTURAL REQUESTS**

None to report.

**MANAGER'S REPORT**

Tom Ryan discussed his meeting with Dade County representative, Gil Delgado. Gil was not able to give a precise schedule for lawn cuts; two or three times a month. Christmas Lighting in Forest Lakes entrance was advised to not be done due to electrical issues. Gil claims the lake is cleaned monthly by the County. Tom discussed algae blooming issue in the lake with Gil. The Board discussed incurring responsibility of algae blooming issue during summer months. Tom is to obtain proposals for algae removal.

Paddle boats not allowed on lake was discussed.

Tom presented proposal from PPIA. Dennis advised that financially it would be the same and suggested En Guard should proceed in Forest Lakes.

Over population of ducks in lake was discussed. Tom advised on proposal received to remove ducks; \$50 per duck removal and they are not relocated. Tom is to obtain monthly service proposal. A "No duck feeding" notice is to be sent in the next newsletter.

Sidewalk pressure cleaning in The Flowers was discussed and agreed it is too costly. Ed advised suggesting to all Forest Lakes home owners in a newsletter to individually clean roofs and sidewalks.

Keith discussed the request of home owners from the Mansions for the lake fountain to be completely centered as initially planned. Ed explained to Keith that the location of the fountain right now is in every home's view although it is not centered. Dennis advised of the additional cost of \$3,000 to relocate the fountain to center.

*Motion #2: Move fountain to exact center of lake, Forest Lakes to incur the cost.  
By: Keith McClure Seconded by: Dennis Tooker  
Louis Mazzio, Gustavo Barrios & Mauricio Escobar not in favor; motion denied.*

Keith McClure requested copies of meeting minutes for the past year.

Gustavo Barrios suggested extra security patrolling during Thanksgiving, Christmas and New Year's Day.

#### **DELINQUENCY REPORT**

Dennis Tooker reviewed the delinquency report; balances should improve once delinquent owners are addressed.

#### **FINANCIAL REPORT**

2014 Proposed Budget was discussed. Assessment fees are to remain the same for Forest Lakes Master. Changes for 2014 budget are Association truck's fuel and insurance and electrical costs. The year will finish with \$100,000 up. Budget line item for security is to be changed to 124 hours for extra security as needed. The Flowers 2014 Proposed Budget was discussed. Assessment fees were raised by \$0.50; allowance for general repairs, pest control (white fly treatment).

Janitorial Christmas bonus was discussed.

*Motion #3: to gift Forest Lakes Master janitor, Alejandro Oliva \$500 bonus  
By: Louis Mazzio Seconded by: Gustavo Barrios  
All in favor; motion passed.*

*Motion #4: to approve Forest Lakes Master 2014 Budget  
By: Mauricio Escobar Seconded by: Gustavo Barrios  
All in favor; motion passed.*

*Motion #5: to approve The Flowers 2014 Budget  
By: Mauricio Escobar Seconded by: Louis Mazzio  
All in favor; motion passed.*

#### **OPEN FORUM**

Homeowners, Jorge & Chona Cardelle (9328 SW 166 CT) attended meeting to discuss incident involving kids in the community. The homeowners informed the Board that there are numerous kids creating a nuisance at all times. Louis suggested fining owners in charge of kids for nuisance. Donald is to foot patrol on weekends in this area.

Next meeting is scheduled for December.

*Motion #6: to forgo Forest Lakes entrance holiday decorating this year  
By: Louis Mazzio Seconded by: Gustavo Barrios  
Keith McClure not in favor; motion passed.*

#### **ADJOURNMENT**

Meeting was adjourned at 8:11 PM.