

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 7, 2014

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Mauricio Escobar, Vice President
Jill Randolph, Director
Lennar Homes Representative

HOMEOWNERS PRESENT

Lecio Alencon – 16333 SW 103 TERR
Paul Pearce – 16341 SW 103 TERR

ALSO PRESENT

Tom Ryan, Land Cap VP
Maria Delgadillo, Secretary

CALLED TO ORDER

Meeting was called to order at 7:07 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

December meeting minutes were read by Dennis Tooker.

*Motion #1: to approve December meeting minutes as presented
By: Gustavo Barrios Seconded by: Louis Mazzio
All in favor; motion passed.*

SECURITY REPORT

Donald Lee from En Guard Security was not present. Dennis Tooker received Donald's report via email and it stated that there was an increase in theft in the Forest Lakes area over December but percentage wise considerably lower than surrounding areas.

MANAGER'S REPORT

Tom Ryan reported that both trash containers behind shopping center have been removed by Waste Management and WSI.

Tom Ryan also reported that he has contacted the new owner of the shopping center (Phillips Edison & Company) and will be meeting with the regional manager when she gets back to Miami which should be later this week. Tom will also call the bank to speak about the wall that needs cleaning.

Tom Ryan reported that the newsletter was sent out to all homeowners.

Tom Ryan presented three proposals from Superior Waterway to move the fountain for \$3,083, to repair the fountain for \$1,750 by replacing the cable which was put in originally by Lake Doctors or to do both for \$3,500.

*Motion #2: to accept Superior Waterway's proposal dated 12/18/13 to repair and move the Mansion's fountain 250 ft. to the middle of the lake for \$3,500
By: Louis Mazzio Seconded by: Gustavo Barrios
All in favor; motion passed.*

Tom Ryan reported that Superior Waterway will begin the maintenance of the lake on January 15, 2014; they will be notifying Tom every month when they are scheduled to go out so that Tom can meet with them in case there are any concerns that need to be discussed. Tom Ryan was instructed to speak with Superior Waterway regarding watching people that go fishing in the lake which is not permitted.

Email received by Lubys Blanchard (16359 SW 103 ST) from Lennar Townhomes was presented to the Board. She is requesting to have her late fees (\$160) waived while she pays what she owes in assessments in two payments.

*Motion #3: to waive \$160 in late fees for 16359 SW 103 ST (Lubys Blanchard) if the assessments are paid in full by the end of February
By: Louis Mazzio Seconded by: Keith McClure
All in favor; motion passed.*

OPEN FORUM

Mr. Lecio Dealencar (16333 SW 103 TERR) attended meeting to discuss neighbor at 16337 SW 103 TERR (Rebecca Cortes) who has become a nuisance to his family and other neighbors in the Townhomes. Police has been called several times and they advised him to place a complaint with Association. It has been going on for the last year or so. Dennis stated that he would speak with manager to see if there was anything the Association can do in this case. He also invited them to the next Board meeting of the Townhomes.

FINANCIAL REPORT

Dennis Tooker went over the financial statements; he reported that as of November 30, operating had \$123,440, Flowers operating \$5,615, Master reserves \$76,730, Flowers Reserves \$7,309, account receivables as of 11/30/13 \$260,573.

DELINQUENCY REPORT

The Board would like to find out what delinquent accounts can be foreclosed on.

OLD/NEW BUSINESS

The Board discussed several issues concerning the security company and the vehicle used to patrol the communities. Dennis Tooker will speak with Donald Lee regarding these issues.

ADJOURNMENT

Meeting was adjourned at 8:09 PM.