

FORESTLAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, SEPTEMBER 2, 2014

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Keith McClure, Director
Jill Randolph, Director
Lennar Homes Representative

HOMEOWNERS PRESENT:

Ed Hollander, 16576 SW 91 TERR

ALSO PRESENT

Tom Ryan, Land Cap VP
Maria Delgadillo, Secretary
James Fernandez, Chief Operating Officer (Protection Services)

CALL TO ORDER

Meeting was called to order at 7:15 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

Dennis Tooker read the July meeting minutes. He requested a few corrections be made.

Motion #1: to approve July meeting minutes as amended

By: Dennis Tooker

Seconded by: Mauricio Escobar

All in favor; motion passed.

SECURITY REPORT

James Fernandez from Professional Protection reported that from April 25th to August 7th there were 23 reported crimes within the boundaries of Forest Lakes; of these reports, 3 were frauds (stolen credit cards), 3 were assaults (one of these assaults was a security guard being assaulted by a resident from the Landings), and 17 were actual crimes. The prevalent days of crimes are Fridays and Mondays.

During this time period 741 incident reports were generated. A lot of vehicles have not been towed due to the different parking rules in the sub-Associations. The Flowers is a point of interest when it comes to burglaries (easy access to community). Mauricio Escobar suggested that the security guards drive around at least 15 m/hr in the Flowers.

MANAGER'S REPORT

Tom Ryan mentioned that Office Max in the shopping center is getting ready to move therefore there will be a lot more trash being dumped. Security will be monitoring the area more closely.

Landscaping: Tom Ryan reported that the landscaping under the signs was replaced.

Motion #2: to confirm online opinion to approve expenditure to change the landscaping under the signs

By: Gustavo Barrios

Seconded by: Mauricio Escobar

All in favor; motion passed.

Removal of ducks: Tom reported that the original company that was hired to pick up the ducks (Animal Rangers) was from Palm Beach and they decided that the trip was too long for them so they did not want to come back. Massey Pest Control was called to continue with the removal of the ducks, they captured 20 on their first visit, on the second visit they had issues because of the rain and they are due to return this week for their third visit.

Mr. Jose Vallegarses, a resident of the Flowers was present to discuss why the ducks should not be removed. He does not agree that the ducks should be removed from the lake, there have not been any significant incidents such as aggressive behavior, transmission of any diseases to humans or other species or bothered anyone with excessive noise. A lot of residents have taken care of them and would like to protect them. He expressed his many points including the origin of the ducks, their history, and their migratory habits. Mauricio Escobar explained that the reason that they are being removed is because people feed them causing them to be over populated; their fecal matter can be found regularly on people's back patios.

Pressure cleaning of sidewalks: Tom presented 2 proposals for the pressure cleaning of 6 miles of sidewalks, 2 miles of sidewalks for the Flowers (interior and exterior) and 4 miles for Forest Lakes. Dennis explained that the Master will pay for the exterior sidewalks of the Flowers and the Flowers can pay for the interior sidewalks therefore it should only be 5 miles in total. Mauricio mentioned that the hedges along the sidewalks belonging to each sub-Association need to be cleaned before the sidewalks are cleaned because the lawn companies that trim the hedges leave the trimmings on the beds instead of being raked out which keeps the sidewalks dirty. Dennis stated that they would like the cleaning of the beds improve so that all of the trimming are picked up so that over time the maintenance of the sidewalks would be less. Work should begin before the holidays in November in order to have time to clean underneath the hedges and to notify the Board members of the other sub-Associations to notify their lawn companies to improve on cleaning out the beds.

Lake: Gustavo Barrios asked about the status of Superior Waterway putting fish in the lake to consume the algae. Tom explained that it was a 6 week process which includes obtaining a permit. There is no cost for the permit but there is a charge for the fish. Dennis asked to review the contract because it was his understanding that the adding of fish was included. Tony Santamaria (assistant manager) handed the contract to Dennis. According to the contract, the stocking of spring fish is optional and at a rate of 10% of the annual contract (\$780).

OPEN FORUM

Ed Hollander was present in order to request the removal of a \$115.60 charge on his account posted by the previous management company (Courtesy). He believes this was done in error because he has always paid his maintenance fee on time. This balance has been carried on his account since 2010.

Motion #3: to erase the debt of \$115.60 carried from Courtesy Property Management and adjust the account receivables so that Mr. Hollander's account (16576 SW 91 TERR) is brought up to date

By: Mauricio Escobar

Seconded by: Gustavo Barrios

All in favor; motion passed.

OLD/NEW BUSINESS

Dennis brought the paperwork submitted by Francisco Renta regarding the Flowers separating from the Master Association. Dennis explained that the paperwork is based on an older version of the Bylaws and not the newer version which makes Francisco's points invalid. Dennis also presented a letter Ricardo requested from Maria Arias in 2007 which states that in order to separate the Flowers from the Master Association, 100% of the homeowners from the entire Forest Lakes Master Association need to vote in agreement.

Dennis informed the Board of an open house for public comment regarding the proposed extension of the 836 expressway. He will send more information via email to the Board members.

ADJOURNMENT

Meeting was adjourned at 8:59 PM.