

Property records listing for the registered agent related to the lake between the flowers and shoma needs to be updated and for the lake in between the townhomes and the landings.

FOREST LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, NOVEMBER 4, 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

ALSO PRESENT

Tom Ryan, Land Cap VP
Xiomara Raba, LCAM
Maria Delgadillo, Secretary

CALL TO ORDER

Meeting was called to order at 7:07 PM.

APPROVAL OF PREVIOUS MEETING MINUTES

October meeting minutes were read by Dennis Tooker.

Motion #1: to approve October meeting minutes as amended

By: Gustavo Barrios

Seconded by: Mauricio Escobar

All in favor; motion passed.

SECURITY REPORT

James Fernandez from Professional Protection was not present therefore there was no security report.

MANAGER'S REPORT

Xiomara Raba reported that the meeting notices were posted as per Florida statute requirements. Violation report was updated and letters were sent out. She reported that she has been in contact with Brian Miller from the Landings regarding the appearance of the lake. She is working with Brian and Superior Waterway to obtain a price for the scheming of the lake. She is trying to obtain confirmation that the \$1,500 they quoted for the scheming pertains to one lake or all of them since the primary concern is the Landings. She will also meet with Gil Delgado in order to find out if there is any additional services Miami Dade can provide in order to address the issues with the lakes. Regarding the adding of the fish in to the lake, a permit number has been issued, waiting for Superior

to answer some questions that Florida Fish and Wildlife require regarding length, foot, width, and the amount of carp that will be placed in all three lakes.

Xiomara reported that pressure cleaning is scheduled for the 10th of November to begin in the Flowers.

Xiomara mentioned that she is working on obtaining a bid from Signs to Go for the replacement of all of the signs around the lakes.

Xiomara presented two architectural requests submitted. They were both approved by the Board with the stipulation that the trim must be white.

Motion #2: to send matter regarding the unapproved work on garage door on 16672 SW 92 ST (Maria Gomez) to attorney for compliance

By: Louis Mazzio

Seconded by: Mauricio Escobar

All in favor; motion passed.

FINANCIAL REPORT:

As of end of September 30th, \$231,421.50 in Master operating, Flowers had \$15,832.25 in operating, \$15,018.14 in reserves. Master has \$105,572.60 in reserves. As of October 31st, Master operating is at \$220,187.23, \$10,000 drop due to settlement with Courtesy which has been finalized. Dennis Tooker stated that the money for the settlement should have come out of reserves and not operating. Management will check on this, and do the transfer from reserves to operating if necessary.

OLD/NEW BUSINESS:

Tom Ryan explained that Bank United is offering a program for only reserve accounts for all of the communities. Most of the reserve accounts do not generate any interest, Bank United is offering .445 interest for the group of the communities that are interested in transferring their reserve accounts. They also facilitate loans with fewer restrictions. Dennis requested to find out all of the details of moving accounts to Bank United for further consideration.

2015 Flowers budget was presented by Dennis Tooker. He stated that it was the same as last year's, no changes unless someone wants to change something.

Motion #3: to approve 2015 budget for the Flowers as presented

By: Gustavo Barrios

Seconded by: Louis Matus

All in favor; motion passed.

2015 Master budget was presented by Dennis Tooker. He stated that he wrote in pen a note to reduce bad debt expense by \$3,000 annually and adding \$3,000 for insurance for the truck because it was not previously a line item under insurance. This is one change that he made after printing budgets.

The Board discussed adding 8 hours per week for security. Dennis stated that he would like the security company to provide regular tracking reports.

Motion #4: to approve 2015 budget for the Master Association with change to bad debt and the addition of the car insurance line item

By: Louis Mazzio

Seconded by: Mauricio Escobar

All in favor; motion passed.

Motion #5: to add 8 hours of security on the weekends

By: Gustavo Barrios

Seconded by: Louis Mazzio

All in favor; motion passed.

Xiomara presented the insurance renewal documents for signature; the binding was being done this afternoon so that there would not a lapse in coverage. The annual cost for the insurance for the vehicle came out to \$3,971.97; the payment for the auto insurance will come out of the reserve account as instructed by Dennis Tooker since the expense was not listed in the 2014 budget.

Motion #6: to approve the insurance renewal with a total cost of \$26,032.02

By: Louis Mazzio

Seconded by: Dennis Tooker

All in favor; motion passed.

Xiomara Raba explained to the Board that 48 boxes need to be purchased in order to re-box the old boxes containing Association's official records and placing them in the new storage facility to prepare for the relocation of the management company to a new office within a couple of weeks.

Motion #7: to approve the purchase of 48 plastic boxes in order to re-box all of the old boxes with the Association's official records

By: Louis Mazzio

Seconded by: Dennis Tooker

All in favor; motion passed.

ADJOURNMENT

Meeting was adjourned at 8:59 PM.