

Forest Lakes Master Association, Inc.
Board of Directors Meeting Minutes

March 3, 2015

I. CALL MEETING TO ORDER

The meeting was called to order at 7:45 P.M. and a quorum was present.

II. QUORUM

Board members present:

Dennis Tooker	<i>President</i>
Mauricio Escobar	<i>Vice President</i>
Louis Mazzio	<i>Treasurer</i>
Gustavo Barrios	<i>Secretary</i>

Members Absent:

Keith McClure	<i>Director</i>
Jill Randolph	<i>Director</i>

Others Present:

Caridad Rusconi	<i>Attorney</i>
Xiomara Raba	<i>Property Manager</i>
Tom Ryan	<i>President of Lynx Property Services</i>
Ginett Lara	<i>Recording Secretary</i>
Forest Lakes	<i>Residents</i>

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion #1: to approve Feb. 3, 2015 meeting minutes with corrections.

By: Mauricio Escobar / **Seconded by:** Gustavo Barrios

All in favor; motion passes unanimously.

IV. REPORTS

Manager's Reports

- December financials ended with delinquencies of \$179,580, prepaids of \$35,719. January financials ended with delinquencies of \$178,000 and prepaids of \$48,000.
- Grass carp matter is still pending. We are waiting to hear back exactly how much grass carp is to be installed per pond.
- Zoning variance is now being required to change the flags.

Motion #2: to replace the flag ourselves.
By: Louis Mazzio / **Seconded by:** Mauricio Escobar
All in favor; motion passes unanimously.
- As per board instruction, the installation of the new meter is in process.

- The Toyota Tacoma was serviced and a new A/C compressor has been installed, tire rotation and oil change were also performed; all while still under warranty.
- Signage in the street has been updated with Lynx information.
- Currently, only 3 accounts still remain with Siegfried.
- Pond motor was received; however it was a bit damaged during shipment. Xiomara continues to see this through.

Financial Reports

- December and January financials are finalized.
- Master Association for January currently running at \$150 surplus for total income; net year-to-date is positive \$2,570.30. Flowers; net is positive \$1,000.45. All continues to be financially healthy.

Legal Status Reports

- Dennis Tooker brings up the situation with Paco's meeting with the county attorney. Dennis plans to go to the commissioner's office in an attempt to obtain the real story about who said what. Supposedly there is a meeting scheduled for Friday March 6th, at the commissioner's office with the county attorney present.

Professional Protection Security Reports

- Security is not present in the meeting but they continue to submit their reports on a weekly basis. However, Gustavo Barrios requests to receive them daily.

V. OLD BUSINESS

- Board approval for payment plan of account FFL03046 was issued via email.
Motion #3: to ratify approval for payment plan for account FFL03046.
By: Mauricio Escobar / **Seconded by:** Dennis Tooker
 All in favor; motion passes unanimously.
- FLT08147 for owner has filed for bankruptcy; Perez-Siam will monitor this account.
Motion #4: to approve moving FLT08147 to Perez-Siam.
By: Gustavo Barrios / **Seconded by:** Louis Mazzio
 All in favor; motion passes unanimously.

VI. NEW BUSINESS

- Flowers Architectural Request for FFL06031 – Board agrees to approve the request during the week and formally ratify it in the next meeting, due to the fact that the homeowners have yet to submit the paint codes (swatches) for the painting of their home.
- In regards to the ongoing issue with the shopping center; we know that in the past the shopping center went into foreclosure and the lender took title. Currently, the bank, Walgreens, and the large building in the back are all part owners. The pet store has been a continuous tenant for years, and Aldi Food Market is now coming in as well. Aldi is still under construction for the next several months; they currently have lifts and screens up around the property. Dennis Tooker suggests we find out who actually has title to it and

proposes that we involve all the owners to get this matter resolved. Dennis suggests that the easiest way to do it would be to have the association get the 2,500 *sq ft* in the building in the back and have the other 2 owners provide whatever portion of the rent is representative for the amount of land they own out of that parcel. Further discussion suggests that this matter will probably result with the association taking legal action. As far as assessments, the association has never assessed the vacant building in the back. Currently, the bank and Walgreens are both being assessed, as well as the other occupied portion of the other property. Attorney Caridad Rusconi proposes the initial step to take should be to perform a title search to see if the property has been sold. The goal is for the Master Association to have a place where they can hold their meeting, maybe even possible to divide the space into a meeting room and a party room.

VII. ANY OTHER BUSINESS

- The Flowers home with the one window has not submitted for any permitting from the county. We have filed a complaint with the county due to code color enforcement and have forwarded it to Caridad Rusconi.
- Louis Mazzio addressed Xiomara Raba regarding an e-mail he sent her about contacting the county in efforts to obtain more trees for the medians between the sidewalk and the road on 167th Ave.
- Dennis Tooker addressed Xiomara Raba regarding whether she had contacted Wilfredo Diaz, a board member from the townhomes who is willing to serve as part of the Violations Committee (VCC). Xiomara answered she did in fact receive Dennis Tooker's e-mail regarding the matter but had not yet made contact with Wilfredo.

VIII. OPEN FORUM

- Homeowner states a concern that the area by the lake is very dark, it currently has no lighting and kids are creating havoc; such as drug abuse. Xiomara assures she will contact FPL to address the issue.

VIII. ADJOURNMENT

- There being no further business to come before the Board, meeting was adjourned at 8:30PM.

Respectfully submitted by:

Ginett Lara

Recording Secretary