

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, April 7, 2015

I. Meeting called to order at 7:11 PM

II. Establish Quorum

BOD Members present:

Dennis Tooker	<i>President</i>
Mauricio Escobar	<i>Vice President</i>
Louis Mazzio	<i>Treasurer</i>
Keith McClure	<i>Director</i>

BOD Members absent:

Gustavo Barrios	<i>Secretary</i>
Jill Randolph	<i>Director</i>

Also present:

Xiomara Raba	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>

III. Approval of Previous Meeting Minutes (3-3-15)

Motion #1: to approve minutes as written.

By: Mauricio Escobar Seconded by: Louis Mazzio

All in favor; motion passes unanimously.

IV. Reports:

a. Manager's Report

- FFL05009 - Arch Request for a concrete back yard was approved via e-mail.
Motion #2: to ratify approval of Arch FFL05009 with stipulations; owner must provide evidence of permit.
By: Mauricio Escobar Seconded by: Keith McClure
All in favor; motion passes unanimously.
- FFL06031 – Arch request for paint was approved via e-mail.
Motion #3: to ratify approval of Arch FFL06031
By: Mauricio Escobar Seconded by: Keith McClure
All in favor; motion passes unanimously.
- Flag installation originally requested by Louis Mazzio is now in place.
- Xiomara Raba informs the board she did attempt to contact Wilfredo Diaz to discuss his participation on the potential violations committee; at this moment she has not heard back from Wilfredo.
- 2015 Board Certifications are pending from Mauricio Escobar, Keith McClure and Jill Randolph. Mauricio Escobar and Keith McClure turned theirs in at this meeting; leaving only Jill Randolph's certification.
- Siegfried-Rivera has sent a notice to owner in The Flowers of the unapproved structure. Xiomara Raba advises she will follow up once again with the counsel and will consult with attorney Caridad Rusconi on what the next step should be.
- The leaning light posts continue to be an issue. Xiomara Raba has contacted FPL several times to address this but she keeps being told that they can't find the said light posts. Xiomara Raba has placed neon blue ribbon tape around them for easy identification. Mauricio Escobar suggests maybe setting up an appointment to go with them and point them out personally.

- Keith McClure makes a request regarding The Park/Pathway, it requires more attention as some lights are out, as well as a dead ficus hedge. Xiomara Raba states she currently has a proposal to remove the ficus.

b. Financial Reports

- Master Operating \$274,000; Flowers Operating \$15,600; Master Reserves \$88,600; Flowers Reserves \$14,300. Updated balances as of today, has Master Operating at \$275,000 and Flowers Operating at \$9,457. Reserve amounts remain the same.
- Income expense for February was a \$350 loss, but for the year it is up \$2,200. The Flowers was a \$920 gain and Flowers is up \$1,900 for the year.

c. Legal Status Reports

- FSH account – 10163 SW 95 LN - Shoma has filed for foreclosure.
- 48 properties in foreclosure with the Lender, in comparison to 1,000+ homes.

d. Professional Protection Security Reports

- Xiomara Raba spoke with James of Protection Property Security and addressed concerns.

V. Old Business

- Discussion on Keith McClure obtaining pricing on repairs to back glass and dent bumper for Forest Lakes’ pick-up truck; the Board was provided proposals from Kendall Collision Center: Bumper at \$1,068.23, back glass at \$980.01.
- The board had discussed having the attorney draft a letter to the various owners of the shopping center in order to enforce our right to the 2,500 sq. ft. of land. Dennis Tooker hopes to be able to come to an arrangement on which all parties can agree. Should that not be the case, board agrees that they will file a lawsuit.
 Motion #4: to have attorney, Caridad Rusconi, draft a letter to all owners of the shopping center in an attempt to enforce Forest Lakes’ right to their 2,500 sq. ft. of land.
 By: Mauricio Escobar Seconded by: Dennis Tooker
 All in favor; motion passes unanimously.
- A discussion arises about homeowners being able to draw their sprinkler water from the lake. Dennis Tooker notes to Xiomara Raba that this particular homeowner needs to be contacted and informed that although he may do so, he needs to do it right by burying the pipe correctly.

VI. New Business

- Keith McClure addresses Xiomara Raba regarding the possibility of rearranging Alejandro’s schedule in order to accommodate weekend upkeep of entrances to all Forest Lakes sub - communities.

PROPOSED JANITORIAL/MAINTENANCE SCHEDULE						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
FULL DAY	½ DAY	FULL DAY	½ DAY	FULL DAY	FULL DAY	OFF

VII. Any Other Business

- As per Mauricio Escobar’s findings, he discovered that Paco had received an e-mail from the Commissioner’s assistant stating that they were only looking into finding ways in which The Flowers could be removed from the master association’s special taxation but not from the association itself. Paco, wanting to discuss it further, replied to the e-mail and was granted an appointment in which they offered him to sit down with a member of their legal team. Dennis Tooker states however, that after speaking with Forest Lakes homeowner Frank

Fernandez, he learned that Paco has been attempting to speak to Commissioner Juan Zapata, but Zapata refuses to speak with him.

- Mauricio Escobar suggests to Xiomara Raba that the arboricola plants in some of the entrances may need more soil; he suggests we put in new soil and replant them closer to each other. Mauricio Escobar also states that some of the granite/marble in the entrances are becoming a bit powdery and may need to be resealed.
- Xiomara Raba informed the board about Caridad Rusconi's legal advice. They will not be able to transfer five accounts because they are in the final process of a foreclosure. With that said, Caridad's advice was for Forest Lakes Master Association to make sure that Perez-Siam becomes the registered agent only for the collections portion.

Motion #5: to change the registered agent for purposes of collections from Siegfried Rivera to Perez-Siam P.A.

By: Keith McClure Seconded by: Mauricio Escobar

All in favor; motion passes unanimously.

VIII. Open Forum
N/A

IX. Adjournment
There being no further business to present before the board, meeting adjourns at 8:15 PM.

Respectfully submitted:

Ginett Lara

Recording Secretary