

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, June 2, 2015

- I. Meeting called to order at 7:00 PM
- II. Establish Quorum  
BOD Members present:  
Dennis Tooker                      *President*                      Gustavo Barrios                      *Secretary*  
Louis Mazzio                      *Treasurer*                      Mauricio Escobar *Vice President (via phone)*
- BOD Members absent:  
Jill Randolph                      *Director*  
Keith McClure                      *Director*
- Also present:  
Xiomara Raba                      *Property Manager*                      Daniel Lopez, Esq.                      *Collections Attorney*  
Ginett Lara                      *Recording Secretary*                      Darius Kosiorek,                      *Flowers Resident*
- III. Approval of Previous Meeting Minutes (5-5-15)
  - Motion #1: Gustavo Barrios moves to approve the previous meeting minutes as written, seconded by Louis Mazzio. All in favor; motion carries unanimously. MOTION PASSED.
- IV. Reports:
  - a. *Manager's Report:*
    - Motion #2: Mauricio Escobar moves to ratify ARC for a pergola installation in home, seconded by Louis Mazzio. All in favor; motion carries unanimously. MOTION PASSED.
    - Xiomara Raba informs the board that she has re-negotiated with Lynx Landscaping for the Flowers enhancement project from its original \$500 cost to \$342.
    - Motion #3: Mauricio Escobar moves to approve the new proposed cost for the Flowers beautification project, seconded by Louis Mazzio. All in favor; motion carries unanimously. MOTION PASSED.
    - Xiomara Raba also informs that the duck population matter is being addressed; the ducks will be collected and relocated at the same cost as the previous years' service.
    - Mauricio Escobar mentions to Xiomara Raba that he has seen people trespassing and using the lake to fish. He requests that security be notified to keep a lookout.
    - Xiomara Raba informs the board that Wilfredo Diaz and Darius Kosiorek have volunteered to join the VCC Committee; Brian Miller to provide a response to whether he will volunteer.
  - b. *Financial Reports:*
    - Bank totals: Master Operating currently at \$281,575.74; Master Reserve \$101,303; Flowers Operating \$14,726; Flowers Reserve \$18,437.
    - As of April 30<sup>th</sup>, 2015, the Accounts Receivables identify a significant improvement. It is now down to \$139,600, a significant improvement.
    - Financials show discrepancies between the Reserve bank balance total, which should match. Xiomara Raba advises that she will clarify the discrepancy with the Controller.
  - c. *Legal Status Reports: Presented by Daniel Lopez, Esq.*
    - Attorney Daniel Lopez begins by informing the board that since he acquired Forest Lakes' accounts, firm has successfully collected a total of \$55,898.67 to date.
    - Motion #4: Gustavo Barrios moves to approve a one year timeline on accounts in arrears to be sent to Perez – Siam for collections, Seconded by Mauricio Escobar. MOTION PASSED. All in favor; motion carries unanimously. MOTION PASSED.
    - Motion #5: Louis Mazzio moves to ratify approval payment plan FLA09051, as previously approved by the board via e-mail, seconded by Mauricio Escobar. All in favor, motion carries unanimously. MOTION PASSED.

V. Old Business (shopping center discussion)

- Xiomara Raba expressed discontent with a recent e-mail from Paco to which he copies many recipients unknown to her and inappropriately taints her name in the content of the e-mail and putting her license in jeopardy over his false allegations and inappropriate language.
- The board agrees that Paco is to be given no further information unless he obtains a Power of Attorney from the owner of the property to which he is affiliated with within The Flowers at Forest Lakes.
- Dennis Tooker informs of his extensive research toward all of Paco's allegations and his new findings, such as a couple of new found serious issues with the properties in Forest Lakes. However, none of those issues correlate with any of Paco's allegations against the Association.
- When it comes to property taxes, Paco claims The Flowers residents pay more to take care of The Flowers' park. Dennis Tooker states, as per all of the current sub-associations tax records, that everyone is paying the exact same rate of \$0.0195/sq. ft.
- Paco's claims the park in The Flowers was purchased by Bizmark from Dade Residential; to which Dennis Tooker clarifies that the park was never transferred to Bizmark and presents 4 Warranty Deeds and Plat Maps of a series of purchased lots which were bought in 4 pieces on 4 different dates. Dennis specifies there may have been confusion on Paco's side where a deed shows the park that is next to the school was originally part of Forest Lakes and part of the original purchase made by Dade Residential; it was replatted as Tract F6 and on February 13, 1997, it was deed to the county. The Flowers Park, was deeded to the Master Association on November 1, 1995.
- Paco has further asserted that The Flowers area is not a part of the Master Association because the property was assigned to Ocean Bank. Dennis Tooker again states the property was not assigned to Ocean Bank, it was used as collateral in a mortgage which a note to Ocean Bank supports. A mortgage approval by Ocean Bank is also reflected on the plat itself.
- Dennis Tooker informed the board that what he did find was that the lake between the Townhomes and The Landings is still owned by Dade Residential as it was never deeded to the Master Association. Speculations arise that the document may have never been recorded.
- Dennis Tooker suggests posting all of the said supporting documentation onto the Association's website for easy accessibility, as well as sending an e-mail to Paco copying all of his affiliates, explaining point by point how mistaken he is. The board believes this is good way of clarifying the matter to the community, which at this point may have been misinformed and influenced by Paco against the Association.
- Motion #6: Mauricio Escobar moves to have Attorney Caridad Rusconi review all of Dennis Tooker's findings before publicizing the information on the Association's website, seconded by Gustavo Barrios. All in favor; motion carries unanimously. MOTION PASSED.
- Dennis Tooker advises Xiomara Raba that the folio number for The Flowers is showing Courtesy's name with Lynx Property Service's address. Xiomara Raba to contact Caridad Rusconi in efforts to update data.

VI. New Business

- The board discusses new overlooked inconsistencies in the Plat maps and Deeds throughout the Association which were pointed out by Dennis Tooker as per his research. This newly found discrepancies are to be brought up to Attorney Caridad Rusconi's attention.
- Xiomara Raba informs the board of a stolen sign that has already been previously stolen. The association will hold off on replacing this sign at the time as it is very likely to be stolen again.
- Louis Mazzio asks Xiomara Raba to look into enhancing the billboard which at the moment looks very plain and lacks information. Xiomara Raba to contact Signs-To-Go in efforts to give it another look.
- The board agrees there will be no meeting in July. The board will meet again the first Tuesday of August.

VII. Any Other Business

- Dennis Tooker and Louis Mazzio inform Xiomara Raba of several architectural issues which require attention around the community, such as a property with PVC structure and a blue tarp, a property in Tesoro with a large shed in the back yard, and a property in Lennar Homes with shutters that have been closed for about two years.

VIII. Adjournment

There being no further business to present before the board, meeting adjourns at 8:23 PM.

*Respectfully prepared and submitted by:*  
*Ginett Lara, Lynx Recording Secretary*