

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, August 4, 2015

I. Meeting called to order at 7:05 PM

II. Establish Quorum

BOD Members present:

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

BOD Members absent:

Jill Randolph	<i>Director</i>
Keith McClure	<i>Director</i>
Representative from Lennar Homes	

Also present:

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

III. Approval of Previous Meeting Minutes (6-2-15)

- Motion #1: Gustavo Barrios moves to approve the previous meeting minutes as amended, seconded by Mauricio Escobar. All in favor; motion carries unanimously. MOTION PASSED.

IV. Reports:

a. *Manager's Report:*

- The controller has received the draft financial audit from Hanna Zaki and is currently reviewing; will submit to the board for approval upon completion.
- Louis Mazzio and Dennis Tooker suggest design changes to the FLM board off of main entrance on 167<sup>th</sup> Ave. Xiomara Raba to discuss design change ideas with Sign To Go.
- Brian Miller, on behalf of the Landings, asks the board to consider adding one more guard on car, as he has noticed gaps in guard's shifts. Louis Mazzio adds that he noticed the guards are not always going in each individual community. Xiomara Raba to contact James Fernandez of PPI, to include a more detailed report that tracks the cars.
- Mauricio Escobar advises that one of the headlights on one of the security vehicles is out. Xiomara Raba to discuss issue with James Fernandez of PPI.
- Louis Mazzio suggested putting a magnet on the maintenance truck that reads "This Vehicle Stops Frequently".

b. *Financial Reports:*

- Dennis Tooker presented financials.
- In general discussion, the board agreed that once Accounts Receivable delinquency financials are reduced, the Master Association may consider expanding security.
- Financial/Bank discussion: Dennis Tooker, as per Controller, informs the board that the Master Operating account is currently exceeding FDIC limit, and the limit overage amount is not insured.
- Property manager Xiomara Raba and Controller, Adela Hernandez, to consider other bank options for the transferring of the operating balance not currently within FDIC limits at our current bank.

c. *Legal Status Reports:*

- Closings report presented to the board by Xiomara Raba under Manager's Report.

V. Old Business (*Paco Discussion*)

- Letter to Paco has been reviewed by Attorney Caridad Rusconi, she did not find anything that may be actionable within our letter and advises us it is ok to send.
- Motion #2: Mauricio Escobar moves to proceed with sending response letter to Francisco Renta regarding his assertions, seconded by Gustavo Barrios. All in favor, motion carries unanimously. MOTION PASSED.
- Xiomara Raba to insert into the letter an option to obtain financials upon written request or upon convenience via the Association's website.
- Xiomara Raba to provide Dennis Tooker with the financials for uploading on the Association's website.
- Xiomara Raba learns, as per the board, that the new meter has not yet been run. No meter has been pulled and no meter has been installed. The only thing done was that the name on the account was changed. Property Manager, Xiomara, was under the assumption that all the work had already been done.

VI. New Business

- Owner Thelma Long's account was turned over to the attorney Daniel Lopez. Owner has written an e-mail to the board requesting a 3 month extension with a freeze on her account, as to not be charged. The attorney will continue attending the matter and the Association will continue to bill monthly, as we cannot make that exception since it is prohibited by law.
- Mansion's owner, Marante (FMA12023) reached out to the board to propose a two year payment plan with \$3,000 down in an attempt to pay off the remainder of her balance. Louis Mazzio questions as to how Perez-Siam is splitting the billing between the Association and themselves. However, he is not opposed to the payment plan. The board will agree to accept the \$3,073.61.
- MOTION #3: Louis Mazzio moves to accept the proposed payment arrangement for account FMA12023, Marante; seconded by Mauricio Escobar. All in favor, motion carries unanimously. MOTION PASSED.
- Duck removal ratification as per e-mail approval: Duck removal has taken place on two supervised occasions, if further duck removal is still needed, the hired vendor agrees to come back if necessary in order to collect up to 50 ducks as per vendor's agreement.
- MOTION #4: Mauricio Escobar moves to ratify previous approval of the duck removal from Forest Lakes; seconded by Louis Mazzio. All in favor, motion carries unanimously. MOTION PASSED.

VII. Any Other Business

- Tree lights have finally been removed!
- The board discussed compliance issues for home in The Flowers: FFL03054, 16672 SW 92<sup>nd</sup> Street.

VIII. Adjournment

- MOTION #5: Gustavo Barrios moves to adjourn the meeting; seconded by Mauricio Escobar. All in favor, motion carries unanimously and meeting is adjourned at 8:26 PM. MOTION PASSED.

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