

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, April 5, 2016

I. Meeting called to order at 7:17 PM.

II. BOD Members present:

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

BOD Members absent:

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

Also present:

Tom Ryan	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>
Liliana Necuze	<i>Resident - The Flowers</i>

III. Approval of Previous Meeting Minutes (03/01/16)

- **MOTION:** Mauricio Escobar moved to approve pending meeting minutes from 10/6/15, seconded by Gustavo Barrios. All in favor; motion passes unanimously.

IV. Reports

**Financial Report:** (*presented by Dennis Tooker*)

- Tom Ryan to further investigate cause of deficit in The Flowers account due to unplanned pest control charges.

**Old Business:**

- The shopping center finally offers proposed 1100 sq. ft. space to FLMA. The board envisions space being used for administrative office use as well as serving as a meeting space to all of the Forest Lakes board meetings.
- Next question standing is what the shopping center will offer as far as build-out. The space currently has no bathroom, drywall nor a partition wall to separate it from the next space beside it.
- Dennis Tooker to contact attorney Caridad Rusconi following the meeting to inform of the board's opinion on the space offered and their inclination to accept the offered space with further consideration depending of the build out terms.
- Truck: Tom Ryan to now pursue new proposals for repairs. Dennis Tooker expresses coincidentally seeing the same palm frawns on the janitorial truck repeatedly although the community looks quite clean. Dennis also noticed a desk sitting out in the same place for a week and asks Tom Ryan to pay closer attention to these items when on site.

**New Business:**

3 Architectural Requests are presented for revision and approval.

1. The Flowers: Xuan Guo, 9164 SW 166 Ct. Requests to paint the exterior of home and the driveway.  
**MOTION:** Louis Mazzio moves to approve the submitted architectural request for the home of Xuan Guo, seconded by Gustavo Barrios. All in favor, motion passes unanimously.

2. The Flowers: Hal Sakamoto, 9500 SW 92 St. Requests to also paint the full exterior of home.  
MOTION: Louis Mazzio moves to approve the submitted architectural request for the home of Hal Sakamoto, seconded by Gustavo Barrios. All in favor, motion passes unanimously.
  
  3. Sailyn Fuentes, 16673 SW 92 St. Requests to install an in ground pool and spa in her backyard.  
MOTION: Louis Mazzio moves to approve the submitted architectural request for the home of Sailyn Fuentes with the stipulation that the pool and spa placements must meet easement requirements, seconded by Gustavo Barrios. All in favor, motion passes unanimously.
- Tom Ryan to revisit tree donations and installations along 167 Street.
  - Signs To Go: Tom Ryan to look into installing a soft light for the bulletin board.
  - The sign by Shoma needs repainting due to graffiti. Tom Ryan to pursue resolution.
  - There is an unregistered/illegal car wash business going on in the Burger King lot. Pictures need to be provided to the attorney in order to continue to pursue legal action.
  - Mauricio Escobar expresses that The Flowers plant beds need to be replenished along 94<sup>th</sup> as some plants have died, and grout needs cleaning on the marble of the entrance. Tom Ryan to contact Signs by Danny to clean it as per their agreement from their last worked performed.

**Open Forum:**

Resident from The Flowers, Liliana Necuze, expresses to the board that she is here in efforts to negotiate her pending outstanding balance. She asks the board to extend her payment plan to leave her payments under \$200 dollars. Dennis Tooker then proposes 28 months to pay off her debt, leaving her at exactly \$200 a month with a shorter payment on the last month. Liliana Necuze accepts the offer and agrees to set up auto-payment to avoid missing any payments which would subsequently send her directly to foreclosure. Ms. Necuze also states she has been trying to refinance her home but the lien on her home is holding up the process. The Board advises her to satisfy her pending debt with the Master Association as soon as possible to lift the lien and continue her refinancing process.

**MOTION:** Gustavo Barrios moves to accept the payment plan of 28 months at \$200 a month to satisfy the pending outstanding balance with the Master Association on the home of Liliana Necuze, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

**V. Adjournment:**

There being no further business to come before the Board, meeting adjourns at 8:08 PM.

***Respectfully prepared and submitted by:***

***Ginett Lara, Lynx Recording Secretary***