

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, July 5, 2016

I. Meeting called to order at 7:04 PM.

II. BOD Members present:

Dennis Tooker	<i>President</i>
Mauricio Escobar	<i>Vice President</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:

Ali Ghraoui	<i>Lynx Property Mgmt</i>
Ginett Lara	<i>Recording Secretary</i>

III. Approval of Previous Meeting Minutes (05/03/16)

- **MOTION:** Louis Mazzio moved to approve meeting minutes as written from, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

IV. Reports

Financial Report - presented by Dennis Tooker

- All operational and reserves accounts continue to be in good standing.
- Perez-Siam has also shown improvement in the last two months.

Manager's Report - presented by Ali Ghraoui

- Estoppels and Closings – 3 closed sales and 6 homes still undergoing estoppel process.
- 3 quotes have been received for the entrance signs on 167th Ave. Board request attaining 2 more proposals for the same scope to install an oak sign.
- Several projects such as the hedge trim, the repair of The Mansion's fountain, and the truck repairs have all been completed.

Old Business:

- **MOTION:** Mauricio Escobar moves to affirm board's e-mail vote in favor of replacing the hedge plant that was destroyed by civilian accident along The Flower's wall, as per last meeting's minutes, seconded by Gustavo Barrios. All in favor; motion passes unanimously.
- Trees that fell along 167th are pending replacement; Tom Ryan pending update on this matter.
- Dennis Tooker requests to follow up with the county on the status of the electrical repair at the planter on the corner of 104st and 162nd Ave.
- Office Space – Owner of the shopping center have stopped responding to communications regarding the proposed air conditioned space offered to Forest Lakes Master. The board is now considering moving forward with filing suit.
- **MOTION:** Mauricio Escobar moves to approve moving forward with lawsuit against the shopping center to acquire their portion of the 2,500 sq. ft. of air conditioned space they are entitled to; seconded by Louis Mazzio. All in favor, motion carries unanimously.

New Business:

- Louis Mazzio reports new lights out along 162nd Ave.

- Burger King – Board agrees and decides to send notice of violation to Burger King’s owner, as well as to corporate headquarters, as an attempt to notify them of ongoing and unauthorized car wash business in Burger King’s lot. In addition Dennis Tooker will discuss the issue with attorney Caridad Rusconi.
- Tom Ryan to follow up on issue in which the waste container behind Pet Smart is regularly used but no one will claim ownership of the container.

V. **Adjournment:**

There being no further business to come before the Board, meeting adjourns at 7:45 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary