

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, October 4, 2016

I. Meeting called to order at 7:22 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>
Lurlaine Gonzalez	<i>Property Manager</i>
Javier Palenque	<i>Resident - The Mansions</i>
Delta 5	<i>Security</i>

III. Approval of Previous Meeting Minutes (08/02/16)

- MOTION #1: Gustavo Barrios moved to approve pending meeting minutes from 8/2/16, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

IV. Security

PP has recently merged with Delta 5; James Potomac along with the new team is here to explain the new changes as well as any questions the board has in regards to the contract.

Delta 5 explains to the board that the community is under no obligations to sign a direct agreement with Ocean Bank and can choose to send a check for payment directly to the Delta 5 office. James Potomac also expresses the contract has a 30 day out and their intent is everything running as smoothly as it was before but with the new service perks Delta 5 brings to the table in this merger, which are provided at no extra cost. The team introduces the community's account manager Terron, which provided everyone with his phone number in case any questions or concerns arise. The contact information is as follows...

Delta 5 FLM Account Manager: Terron (305) 769-8770

V. Reports

Financial Report: *(presented by Dennis Tooker)*

Overall in good standing with Forest Lakes Master Association at \$26,900 ahead of budget, and Flowers \$982 ahead of budget as well.

The community considers transferring a large portion of funds to Banco Popular between now and December, and will further look into the ICS and CDARS programs (which are considered liquid reserves program). The bank also distributes the money to several affiliated bank accounts guaranteeing the funds will be 100% protected and within FDIC limits at only a 0.35% interest rate. Moving the money to Banco Popular will also allow for free payment coupons.

- MOTION #2: Louis Mazzio moved to approve opening 4 accounts at Banco Popular with the intention of having that bank being the lockbox and depositor for the next year, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

Budget meeting anticipated to take place next month. In the meantime, Dennis Tooker instructs Tom Ryan to get the shopping center to start paying online and on time as they have been occupying for some time now.

Legal Report:

- Association reports a lengthy list of estoppels and closings.
- Home in Tesoro, 9740 SW 164 Ave, was taken over by the bank, subsequently given to a realtor to be sold. Homeowner is offering the Master Association \$2,000 on \$3,293 pay off balance and agree to pay legal fees for home.
- MOTION #3: Mauricio Escobar moved to accept Tesoro's offer of \$2000 plus legal fees as payoff for the home, seconded by Louis Mazzio. All in favor; motion carries unanimously.

Manager's Report:

- In the case of the unclaimed dumpster behind Pet Smart, Tom Ryan reports he has met with the store manager, which reported they do not have control over the dumpster nor those who choose to dumpster dive and leave the mess. Tom Ryan also reached out to corporate and provided with a letter informing them of such events. With permission of the board, Tom Ryan would like to extend a copy of the same letter along with pictures to association attorney Caridad Rusconi informing her that although the store manager seems to care, nothing has changed so far.
- Car wash business that was operating out of the Burger King lot has now been seen to relocating to several different areas. Community members have also spotted them with one of the Forest Lakes sandwich signage boxes to which the association is currently missing three (3).
- A new proposal was obtained in which it reflects an additional cost of \$1,500 for the removal of the sign on SW 167th Ave. The board agrees it is an unreasonable amount of money to remove the sign and dump it. Tom Ryan proposes handing the job over to the maintenance employee who could possibly remove the sign for a much lower cost; Dennis Tooker instructs Tom Ryan to obtain a proposal from maintenance.
- Janitorial: Dennis Tooker expresses his concern of the janitor spending too much time at median on SW 162 Ave, which should be maintained by the county. Dennis states he is doing a good job at keeping the community looking clean; he just does not want him to fixate too much on just that one area.

VI. Old Business:

- MOTION #4: Louis Mazzio moves to approve layout and accept proposed 800 sq. ft. within the shopping center to serve as the Association's official meeting center and office, seconded by Mauricio Escobar. All in favor; motion carries unanimously.
- Tom Ryan informs the board the county will not be donating or installing any trees to the association this year. Louis Mazzio expresses his dissatisfaction with the matter since the county is disbursing trees in other areas. Mauricio Escobar proposes that the association cooperate or negotiate in some way with the county to plant more trees on the property. Tom Ryan will try once again to reach out to the county and attempt to come to an agreement.
- Tom Ryan suggests a motion to ratify the email vote which has awarded the company Dyson a contract to clean 6 total miles of sidewalks throughout the community for a total of \$21,000.
- MOTION #5: Mauricio Escobar moves to ratify the board's e-mail vote to award the sidewalk cleaning contract to Dyson at \$17,346 for 5 miles of sidewalk in the Master Association and \$3,654 for 1 mile of sidewalks in The Flowers; seconded by Gustavo Barrios. All in favor; motion carries unanimously.

VII. New Business:

- Mauricio Escobar recommends replacing the dead flower beds for new ones. Tom Ryan suggests landscaping maintenance to go on site twice a month as opposed to once a month to help upkeep the beautification of the entrances.

- MOTION #6: Mauricio Escobar moves to have bi-monthly visits from landscaping crew for the months of October and November in order to maintain landscape's beautification and for expense of the additional visits to be taken from The Flowers' Reserves; seconded by Louis Mazzio. All in favor; motion carries unanimously.

VIII. Open Forum:

Homeowner, Javier Palenque, from The Mansions, comes to discuss the damages that the blasts from the quarry have had on his home. Javier claims he can no longer ignore the damages to his home as he is noticing they are getting progressively worse for him as well as his neighbor's and requests the support of the board in addressing the problems. Javier Palenque proposes possibility of filing a Class Action suit or some kind of protest with large number of complaints. Dennis Tooker states the board would not have any objections to sending out flyers to the community in an attempt to get a response from more homeowners within the community. The board agrees they should first inquire the status of the mining and consult the matter with the Association's attorney, Caridad Rusconi. They would like to first take precautionary measure and obtain knowledge of the potential danger or threat a newsletter, flyer or any form of notice regarding this matter would pose to the association before moving forward. Javier Palenque accepts the board's decision and will await further notice from the board.

IX. Adjournment:

There being no further business to come before the Board, meeting adjourns at 8:54 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary