

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, February 7, 2017

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:

Tom Ryan	<i>President of Lynx Property Services</i>
Lurlaine Gonzalez	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>
James Fernandez	<i>Delta 5</i>
Kevin McIntyre	<i>Delta 5</i>

III. Approval of Previous Meeting Minutes (12/6/16)

- **MOTION #1:** Gustavo Barrios moved to approve previous meeting minutes from 12/6/16 as written, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

IV. Security – Delta 5

- Delta 5 Security reports 36 reported crimes, 16 of them within Forest Lakes Master boundaries; 2 vandalisms, 3 fraud cases, 3 domestic batteries, 1 petty theft. In conclusion 16 crimes within Forest Lakes in a three-month span.
- Forest Lakes board members as well as the property management have observed and witness recurring incidents where a female guard has been repeatedly seen speeding through the community while also she is also on her phone. Kevin McIntyre and James Fernandez to speak to this employee and take appropriate action.
- The Board also requests that security vehicles have their hazards on while stationary.
- Dennis Tooker to update security company listed on the Forest Lakes Master Association website, as well as the community address and Mauricio Escobar's e-mail address.
- A Watch Order Form can be completed by the homeowners in cases when they would want their house to be kept on watch when homeowners or residents are out of town, or even in cases when kids are coming home from school alone.
- Dennis Tooker informs Delta 5 that not a single deggy point is reflected for The Townhomes within the deggy reports and also advises that there should be more towing taking place within the same community. Delta 5 to follow up on security activity within The Townhomes and enforce towing rules.

V. Reports

Financial Report: (presented by Dennis Tooker)

- Checks for Banco Popular are signed; transfer of excess reserves to occur tomorrow, February 8, 2017.
- Receivables are down to 82,000 which indicates that Perez-Siam is being very effective.
- Dennis Tooker informs that once we receive the year end information back from the accountant, we want to transfer any overages back to the general reserves.

- The Master Association ended the year \$35,773 ahead, and The Flowers Association ended the year \$1,977 ahead, continuing to leave both communities consistently in good standing.

Legal Report/ Old Business:

- Our attorney, Caridad Rusconi, has been communicating with Norman Wieder, owner of the shopping center. Cari has recently followed up with an e-mail and still has not received any answer from Norman. Tom Ryan then attempted to follow up by phone and was able to speak to him, in which conversation Norman Wieder disclosed to Tom that he is selling the shopping center and is in negotiations to close on the sale. He also informed that he cannot provide an answer on whether or not this change will affect the community's efforts to obtain their entitled air conditioned office space, which they had previously been promised. Dennis Tooker opines that the community attorney, Caridad Rusconi, should draft him a letter insisting that Forest Lakes Master Association receive their guarantees in writing to include the plans that Forest Lakes Master approved and a timeline of events, or we will sue him for the space and for negotiating in bad faith as well as withhold the estoppel for his sale.
- **MOTION #2:** Mauricio Escobar moves to approve legal correspondence be sent to Norman Wieder as official notice that Forest Lakes Master Association's specific demands for written guarantees of their entitled air conditioned space be met; refusal to do so, will consequently result in Forest Lakes Master Association filing suit against Norman Wieder for the space and negotiating in bad faith, as well as withholding the estoppel on his sale. Motion is seconded by Louis Mazzio. All in favor; motion passes unanimously.

Manager's Report:

- Signage previously broken by car crash has now been repaired.
- Upon a previous visit and conversation with the car wash owner, Mauricio Escobar has discovered that they were in possession of one of the sandwich signs that has gone missing in Forest Lakes Association; indicating that they may have stolen the sign from the community.
- The car wash owner within the shopping center has now relocated somewhere else.
- Louis Mazzio proposes rebuilding the corner on 162nd and putting up a new sign. Dennis Tooker and Tom Ryan to speak to Gil Delgado, who maintains the landscape and maintenance crews, as there is an existing hedge in the same corner that is owned by the special taxing district.
- Python signage order to be ready in mid to late next week and installed the week after.
- The county has recently come by and trimmed the trees along the community.
- Miguel Maldonado, President of the Tesoro Board of Directors, as well as Nelson Remy, a current resident within the same community, have volunteered to be on the Forest Lakes Master Association Board of Directors.
- Tesoro board needs to select one candidate to represent them in the Forest Lakes Master Association Board of Directors, and should reflect it in their minutes.
- Annual Meeting for Forest Lakes Master is scheduled for Tuesday March 7, 2017. Meeting package to be distributed ten (10) days prior to the meeting date.

Janitorial:

- Janitorial truck has been services with currently 32,000 miles; the tires were changed and the vehicle will be placed on a preventive maintenance plan.
- Janitorial employee, Armando Perdomo, continues to receive praise on his good efforts and was issued a \$1.00 raise in compensation.

VI. Adjournment:

There being no further business to come before the Board, meeting adjourns at 8:20 PM.

- **MOTION #1:** Gustavo Barrios moved to approve previous meeting minutes from 12/6/16 as written, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary