

# Forest Lakes Master Association Inc.

## Annual Meeting

Tuesday, April 4, 2017

- Meeting called to order at 7:30 PM.
- BOD Members present:
  - Dennis Tooker *President*
  - Mauricio Escobar *Vice President*
  - Louis Mazzio *Treasurer*
  - Gustavo Barrios *Secretary*

### BOD Members absent:

Keith McClure *Director*  
Representative from Lennar Homes

### Also Present:

Lurlaine Gonzalez *Property Manager*  
Ginett Lara *Recording Secretary*

### Approval of Previous Meeting Minutes (2/7/2017)

- **MOTION # 1:** Louis Mazzio moved to approve meeting minutes as written, seconded by Dennis Tooker. All in favor; motion passes unanimously.

### Reports

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

- Dennis Tooker presents the financial statements for March, the association is financially sound ,
- Receivables continue to decrease with the help of the collection attorney.

### Legal Report/ Old Business:

- Dennis informed the board members of the demand letter sent to Norman Weider. A total of \$21,240 was presented at the time the estoppel was requested. Payment was made in full.
- Kendall Federation is a current entity and is active; does not want to join in on the space.
- Dennis informed the board members on the progress of the Kendall Point Space; new owner is a based out of Canada. A map of the space was presented with 862 SF Unit #6 on the second floor next to the bathrooms. The lease presented to Caridad Rusconi was being reviewed by the real estate department of Siegfried.
  - **MOTION # 2:** Gustavo moved to approve the proposed space pending the review of lease by Siegfried. Seconded by Louis Mazzio. All in favor; motion passes unanimously.

### Manager's Report:

- Car wash lady continues to use the plaza; board stated we report her to code enforcement.
- Gustavo mentioned the algae on the lake is a constant issue; board said to visit the county.
- Tesoro alley- **MOTION # 3:** Dennis moved to approve the sidewalk cleaning with Southern Pressure cleaning Services, Inc. in the amount of \$187.33.
- Signage: Louis moved to change the signage (Meeting held 1<sup>st</sup> Tuesday of the month) to a larger sign.
- **MOTION # 4:** same dimension, no color, no arch.

### Landscaping:

- Mauricio mentioned the hedge needs to be trimmed and brought down to 2ft. Louis mentioned there are some homes that have vines that need to be removed to prevent the wall from being stained.
- A request to obtain a bid to plant 9 4gal Arbutus Menziesii
- **Adjournment:**  
There being no further business to come before the Board, meeting adjourns at 8:24 PM.

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

Lurlaine Gonzalez, CMCA,AMS Lynx Recording Secretary