

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, May 2, 2017

I. Meeting called to order at 7:06 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:

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

Also Present:

Lurlaine Gonzalez	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>
Kevin McIntyre	<i>Delta 5 Security</i>
Representative	<i>Delta 5 Security</i>
Beatriz Klein Waechter	<i>Resident – 16318 SW 100 Terr</i>

III. Approval of Previous Meeting Minutes (4/4/17)

- **MOTION #1:** Louis Mazzio moved to approve 4/4/17 meeting minutes as amended; seconded by Gustavo Barrios. All in favor, motion passes unanimously.

IV. Security (*presented by Delta 5*)

- Kevin McIntyre updates us that James Fernandez is currently on vacation and therefore, could not attend this meeting.
- The two female security guards caught multiple times texting and speeding while driving through the community, have now been replaced.
- The following incidents occurred within the Forest Lakes Master property:
 - A resident's security camera caught two teenage males walking along the edge of the park; one served as a lookout while the other checked for vehicles left unlocked. 5 vehicles were broken into before the two teens jumped the park fence and disappeared into the darkness of the park.
 - A vehicle was left abandoned on the Lennar Homes property.
 - Paramedics arrived on site at 16355 SW 95 Ln to tend to a female resident.
 - The Shoma Homes resident gate was reported to be malfunctioning on numerous occasions.
 - The mailbox doors were left completely wide open at The Landings, the post office was immediately notified to address the issue.
 - Car accident directly outside The Landings 1 was reported to Delta 5 due to police activity.
- Delta 5 is currently in the process of releasing an app which will be offered to the residents to alert them of current activity and/or crimes currently happening within their community. The app is expected to release sometime this summer.
- Delta 5 advised they need stickers for Tesoro and Shoma Homes; property manager Lurlaine Gonzalez to revisit sticker policy topic with the Tesoro board as they have previously expressed they may not want cars stickered in their community.
- Kevin McIntyre expressed to the board that the guards seem to be getting confused with the different parking enforcement policies within each community and request that something be done to simplify the rules for them. The master board agrees to commit to putting together a condensed cheat sheet of each

community's parking rules in a single front and back laminated sheet for each guard to carry with them; to be issued to Delta 5 for use by Friday 5/5/17.

- The Board reports to Delta 5 that the security vehicle's dashboard lights are not being turned on.
MOTION #2: Mauricio Escobar moves to have Delta 5 leave the security vehicle's dashboard lights on at all times; seconded by Gustavo Barrios. All in favor, motion passes unanimously.

V. Reports

Financial Report:

- Since the board met so early in the month, this month's financials were not yet ready for distribution and will be e-mailed to the Board for review upon completion.

Legal Report:

- The new owner of the shopping center has been actively communicating with Lynx Property Services and has made it known that they are in the midst of preparing their own lease with their own attorney to be later reviewed by Forest Lakes Master's attorney, Caridad Rusconi. This lease is intended to be a perpetual lease for entitle air conditioned office space to be used by Forest Lakes Master Association, and will include full, but unfurnished, buildout of the space.
- In light of recent news, the Board of Directors has come to the decision to not pursue suit against the owner of the shopping center.
- Property manager, Lurlaine Gonzalez, to verify whether or not the new owners of the shopping center have officially closed on the sale.

Manager's Report:

Architectural Modifications:

- The Flowers: Laura Renta – 9165 SW 166 Ct; requests to replace current windows and doors for hurricane impact windows and doors. *APPROVED.*
- Upon Louis Mazzio inquiring about the new construction work to take place along 96 St and 167th Ave, Lurlaine Gonzalez informs the Board that surveyors are conducting a traffic study for zoning permitting for construction of a proposed new charter school.
- The Flower's hedges have been trimmed and property manager has also sent violation notices to those homeowners with vines and shrubs.
- Mauricio Escobar's proposal of \$250 for 20 Trinnettes is still pending formal written proposal from the subcontractor before being formally considered by the board.
- The presented work proposal for removal of existing light poles has been revised. Lurlaine Gonzalez to obtain new proposal for the specific work.

MOTION #3: Gustavo Barrios moves to approve the alley lighting proposal with scope of work specific to changing LED in 20 poles and changing bad fixtures and lamps in 7 poles; seconded by Louis Mazzio. All in favor, motion carries unanimously.

- Tree trimming by Turf is already complete. Louis suggest that moving forward, Turf trims it a bit lower since the hedge tends to grow quickly and bulge over the top of concrete wall, which may interfere with sidewalk traffic on the other side of the wall.
- Residents have reported that the lake has not been serviced as often as it is supposed to and trash is constantly piling up. Lurlaine Gonzalez to find out the lake's current cleaning schedule by next meeting.
- In efforts to alleviate the overpopulation of cats within the community, the Humane Animal Removal Services, as well as Miami Dade County Animal Services, have provided options and pricing to regulate the problem. As an alternative option, they suggested that the Board zero in on who is feeding the cats, as they say that if the food stops, the cats will find somewhere else to eat. At this moment, the Board of Directors has not yet made any final decisions on what action to take.

Old Business:

- The new sign has now decided to have the meeting time and date text on black lettering against a white background and formatted to run all across the bottom of the arch from end to end. The font should also

be 2 to 3 times larger than the “Managed By” text. Property manager, Lurlaine Gonzalez, to obtain new proofs from the sign company.

- Lurlaine Gonzalez also to obtain pricing for potential news flyers or memo cards for neighbors.
- The owner of the car wash now seems to be operating mostly on the weekends; Lurlaine Gonzalez to stay on top of this matter.

New Business:

- Louis Mazzio brings up two matters which may require attention and suggests reaching out to the commissioner or public works office in efforts to address them.
 - Restriping the roads around Forest Lakes – many of the current stripes have faded and are barely visible, causing drivers to stray off their lanes.
 - Placing speed bumps or sets of textured stripes on the ground to slow down drag racers along the road leading out from the high school. Mauricio Escobar also suggests alerting the police of drag racing activity occurring in that area at odd hours.

VI. Adjournment:

There being no further business to come before the Board, meeting adjourns at 8:40 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary