

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, September 5, 2017

I. Meeting called to order at 7:10 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>
Jazmine Belle	<i>Delta 5 Security</i>

III. Approval of Previous Meeting Minutes (8/1/17)

- **MOTION #1:** Gustavo Barrios moved to approve 8/1/17 meeting minutes as amended; seconded by Mauricio Escobar.
PASSED: All in favor, motion passes unanimously.

IV. Security (*presented by Jazmine Belle of Delta 5*)

- Account Manager Jazmine Belle provides the board with an update on all the changes and improvements that have taken place within security since the last board meeting. All points are as follows:
 - New signs have been placed around the property.
 - Headlight that was out has been fixed and the security vehicle has been serviced.
 - Security officer, Asael Martinez, has been removed from Forest Lakes due to repeated towing of vehicles in driveways.
- In preparation for Hurricane Irma, Jazmine Belle also informs the board of their hurricane preparedness plan. Officers will work as scheduled but will be relieved from duty once winds reach a sustained speed of 25 mph. The security vehicle will remain on base.
- Upon review of the officers security logs, the board brings up recent observations regarding two of the security officers to which Jazmine Belle should follow up on:
 - New overnight officer, Eva, will be spoken to as she is patrolling too quickly and/or inaccurately through Forest Lakes.
 - Security officer, Brenda Valdez's log shows she is staying up to an hour in each community.

V. Reports

Financial Report: (*Presented by Dennis Tooker*)

- All accounts are in good standing and the association remains financially healthy; the operating account has reached an amount that may qualify the account for higher interest.

Legal Report:

- New Office Space Lease Agreement: The proposed lease has been previously reviewed by the association's attorney, Caridad Rusconi, and the board finds no major oppositions with the proposed lease either.
- **MOTION #2:** Louis Mazzio moved to accept the proposed lease agreement; seconded by Mauricio Escobar.
PASSED: All in favor, motion passes unanimously.

Manager's Report:

- Lurlaine Gonzalez informs the board that she has contacted the county in regards to a large Migrant Farm Worker Housing sign that was posted near the association and is raising questions within the community.
- Burger King and Auto Zone managers will be contacted in regards to the unauthorized mechanic shop between their lots.
- Janitorial: Armando's schedule will be amended to allow for one Saturday off a month in exchange for a Tuesday to avoid the build-up of solicitation and advertisement signs throughout the association.

VI. New Business:

- As the duck population becomes a rising issue to the association, the board discusses the need for a duck cleaning in the shopping center by Pet Smart and the Flowers Lake. Property Manager, Lurlaine Gonzalez, to look into a fair priced duck cleaning contractor.
- **MOTION #3:** Mauricio Escobar moved to allow the allocation of \$1000 as maximum expense for the duck cleaning service; seconded by Gustavo Barrios.
PASSED: All in favor, motion passes unanimously.

VII. Adjournment:

There being no further business to come before the board, this meeting adjourns at 8:34 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary