

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, February 6, 2018

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>
Andres Cardona	<i>Director</i>
Representative from Lennar Homes	

Also Present:

James Fernandez	<i>Delta 5</i>
Lurlaine Gonzalez	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>

III. Approval of Previous Meeting Minutes (12/12/17)

- **MOTION #1:** Mauricio Escobar moved to approve 12/12/17 meeting minutes as amended; seconded by Gustavo Barrios.
PASSED: All in favor; motion carries unanimously.

IV. Security (*Presented by James Fernandez*)

- Delta 5 to further survey the lakes for people fishing, as well as the hot spot in Lennar Homes where teenagers have been witnessed to meet after midnight.
- Final approval for the new parking policy at the Townhomes is still pending; Dennis Tooker to forward all information to James Fernandez upon approval.

V. Reports

Financial Report: (*Presented by Dennis Tooker*)

- Lurlaine Gonzalez to investigate what is driving the increase in the receivables and find out where Lennar Homes stands with their payments, as it could be probable that they are contributing to this increase.
- Overall the final end-of-year reports indicate that the Master Association is still in good standing.

VI. Manager's Report:

- Lurlaine Gonzalez provided updates for all previous property manager items on the previous minutes and reports they have all been addressed. The highlights of her report were as follows:
 - Final price for the installation of the python signs came out to \$250; \$50 less than what was initially expected.
 - The permit for the carp has been obtained and 2 more bids have been acquired.
 - Two bids have also been obtained for the fence repair near homeowner's home.
- Tesoro is to be held responsible for cleaning up all the trash and debris leftover from the holidays which is still lying over the fence.

VII. Old Business:

- **MOTION #2:** Mauricio Escobar moved to approve \$400 proposal for the entire concrete foundation repair on sidewalk to Garcia Concrete and Finish; seconded by Louis Mazzio.
PASSED: All in favor, motion carries unanimously.

- Two bids have been obtained for the chain link fence repair; one from CBR Steel Fabricators offering \$3200 for a complete packaged deal, and the second bid from Fence Masters for a higher cost for less work. Mauricio Escobar advises to try to contact San Lazaro Contractors which Lurlaine stated she has attempted to but has not been able to get ahold of them. Dennis Tooker proposes waiting another 2 weeks to attempt to obtain a bid from San Lazaro before coming to a final decision.
- **MOTION #3:** Louis Mazzio moved to wait for third bid from San Lazaro contractors before proceeding with final decision of contractor to perform the fence repair; seconded by Mauricio Escobar.
PASSED: All in favor, motion carries unanimously.
- Stucco repair is necessary on multiple locations throughout the community; Lee Goldstein Construction has provided a proposal for two of the locations needing stucco repair. The Board discusses they are willing to accept the proposal on the spot if the contractor includes the third location for \$300 or less, resulting in a total of \$1350 for stucco repair at all locations.
- **MOTION #4:** Gustavo Barrios moved to accept proposal from Lee Goldstein Construction for stucco repair work with the condition that the third location is included for a total price of \$1350 or less.
PASSED: All in favor, motion carries unanimously.
- *(Lake Discussion)*
 - Lurlaine Gonzalez has obtained 3 quotes from different contractors for the 3 lakes.
 - Palm Beach Aquatics
 - All State Management (which currently services the lake)
 - Solitude Lake Management
 - The Board discusses awarding the contract for the largest lake, The Landings, to Solitude Lake Management as they offered the best price for the 6 bubblers required.
 - **MOTION #4:** Mauricio Escobar moved to award Solitude Lake Management the contract for work in The Landings lake; seconded by Gustavo Barrios.
PASSED: All in favor, motion carries unanimously.
- *(Office Space)*
 - Lurlaine Gonzalez informed that the new office space is due to become available for tenant use as of mid-February.
 - Dennis Tooker to revise the proposed tenant build-out floor plan as discussed within the board meeting and distribute to all board members upon completion.
 - Mauricio Escobar proposed installing an air wall as an interior partition wall but Dennis Tooker argued that it may get expensive. Further discussion may arise after final floor plan is distributed.

VIII. **Adjournment:**

- There being no further business to come before the board, this meeting adjourns at 8:28 PM.

Respectfully prepared and submitted by:

Ginett Lara, Lynx Recording Secretary