

# Forest Lakes Master Association Inc.

## Board of Directors Meeting

Tuesday, May 1, 2018

I. Meeting called to order at 7:15 PM.

II. BOD Members Present:

Dennis Tooker	<i>President</i>
Mauricio Escobar	<i>Vice President</i>
Louis Mazzio	<i>Treasurer</i>
Jorge Gomez	<i>Director</i>

BOD Members Absent:

Gustavo Barrios	<i>Secretary</i>
Andres Cardona	<i>Director</i>
Representative from Lennar Homes	

Also Present:

Sherry Fain	<i>Delta 5</i>
Frances Carmona	<i>Delta 5</i>
David Mon	<i>Delta 5 – New Account Manager</i>
Lurlaine Gonzalez	<i>Property Manager</i>
Ginett Lara	<i>Recording Secretary</i>

III. Approval of Previous Meeting Minutes (04/03/18)

- **MOTION #1:** Mauricio Escobar moved to approve 04/03/18 meeting minutes as amended; seconded by Jorge Gomez.  
**PASSED:** All in favor; motion carries unanimously.

IV. Security (*Presented by Delta 5*)

V. Reports

**Financial Report:** (*Presented by Dennis Tooker*)

- Lurlaine Gonzalez to have the sweep account moved to General Reserves.

VI. **Manager's Report:** (*Presented by Lurlaine Gonzalez*)

- Lurlaine Gonzalez provided updates for all previous property manager items on the previous minutes and reports they have all been addressed. The following motions were voted on via email and ratified in this meeting as follows:
- **MOTION #2:** Mauricio Escobar moved to ratify email vote to approve Kilby Electric to perform work for the aeration bubblers; seconded by Jorge Gomez.  
**PASSED:** All in favor; motion carries unanimously.
- **MOTION #3:** Jorge Gomez moved to ratify email vote to approve RCN to remove 2 palms in The Landings lake and 2 palms at The Mansions lake; seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.
- **MOTION #4:** Jorge Gomez moved to ratify email vote to approve the purchase of tables and chairs from Costco; seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.
- **MOTION #5:** Mauricio Escobar moved to ratify email vote to approve Horacio Cavana to repair the Shoma fence; seconded by Louis Mazzio.  
**PASSED:** All in favor; motion carries unanimously.

VII. **New Business:**

- Lurlaine Gonzalez to obtain new bids to level the slope behind the fence at Homeowner's home in Shoma which faces the lake; will need to consult Caridad Rusconi about possibly placing signage around the affected area to warn residents of uneven surface. Lurlaine also to obtain bids to remove the fence existing fence as well.
- Per Mauricio Escobar, Lurlaine Gonzalez to send out letter to The Flowers to remind homeowners of ongoing issues regarding home paint colors, Architectural Modification application and approval process and other items to upkeep the standards of the bylaws.
- **MOTION #6:** Mauricio Escobar moved to approve mail-out of The Flowers letter; seconded by Louis Mazzio.  
**PASSED:** All in favor; motion carries unanimously.
- Lurlaine Gonzalez to look into updating the paint palettes for each community by updating to the new paint codes for the existing colors and adding new color choices to the palette.
- Lurlaine Gonzalez suggested making a more refined version of a newsletter and pursue the printing through Dennis Tooker. This item was discussed but deferred for further discussion and vote next meeting.
- **MOTION #7:** Jorge Gomez moved to use Gibbs as the attorney to investigate the UBD/Ferro Investment matter; seconded by Mauricio Escobar.  
**PASSED:** All in favor; motion carries unanimously.
- Lurlaine Gonzalez to send violation notice or letter to the homeowner believed to be responsible for trash and debris behind fence in The Flowers alleyway.
- Lurlaine Gonzalez to send the Board of Directors the bid for the new bulletin board in The Flowers.
- Lurlaine Gonzalez to obtain bids for 2 lamp posts and spotlights for the small park at The Flower's entrance.

VIII. **Old Business:**

- Lurlaine Gonzalez to verify that Kendall Pointe is making their payments.

IX. **Adjournment:**

- There being no further business to come before the board, this meeting adjourns at 9:15 PM.

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

*Ginett Lara, Lynx Recording Secretary*