

Forest Lakes Master Association Inc.

Board of Directors Meeting

Tuesday, August 7, 2018

I. Meeting called to order at 7:05 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>
Jorge Gomez (Present via phone, arrived at 7:15 PM)	

BOD Members absent:

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

Also present:

Lurlaine Gonzalez	<i>Property Manager</i>
Ana	<i>Delta 5</i>
Frances Carmona	<i>Delta 5</i>
Roni Oves	<i>County Representative</i>
John Douglas Hurd	<i>Homeowner – 16406 SW 101 Terr</i>
Alberta Littman	<i>Homeowner – 16125 SW 101 Terr, Mansions Board Member</i>
Wendy Fruto	<i>Administrative Assistant</i>

III. Open Forum

- John Douglas Hurd – Spoke regarding concerns of his account being sent to collection due to an issue with his bank and where the checks were being sent to.
MOTION #1: Mauricio Escobar moved for the association to waive the fees and request the attorney to waive the fees as well, seconded by Gustavo Barrios. All in favor; motion passes unanimously.
- Jorge Gomez introduced Roni Oves from the county, to establish a relationship with the board for the upcoming Holiday Event on December 1st.
- The Board discussed with Roni concerns they have regarding:
 - The renovation of the Forest Lakes park for the Holiday Event.
 - The request to place a “No Parking” sign along 167th due to safety concerns.
 - Code enforcement due to car wash being held on weekends behind the Bank of America.
 - Replacing the trees which had fallen due to Hurricane Irma with new Oak trees.
 - Traffic with the new school opening once classes commence.
 - Placing a crosswalk between the two shopping centers.
 - Restriping the roads in the community.
 - Placing Holiday signs on the light posts.
 - Light post maintenance.
- Lurlaine is to follow up with Roni regarding the topics discussed in the meeting.
- MOTION #2: Jorge Gomez moved for a letter to be written to the commissioner to express opposition for the development expansion of the urban boundary. Seconded by Mauricio Escobar. All in favor; motion carried unanimously.

- IV. Approval of Previous Meeting Minutes (5/5/18)
 - MOTION #3: Jorge Gomez moved to approve previous meeting minutes from 5/5/18 as written, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

- V. Security – Delta 5
 - Ana was introduced to the board of directors as the new Forest Lakes account manager.
 - Lurlaine discussed a previous incident regarding a homeless man in which she requested for a guard to take care of and an hour later nothing had been done.
 - Dennis discussed how no parking enforcement in Lennar Townhomes has been performed.
 - Lurlaine is to give Ana the parking rules for the communities to update the folder kept in the vehicle.

- VI. Reports

Manager’s Report:

- Gas cards were applied for and being used.
- Comcast did the installations for the Kendall Lofts office, there are two lines.
- Architects quotes 3 obtained.
- Park permit application for Holiday Event has been submitted.
- Walkway proposal obtained by RCN, which was put on hold until rainy season.
- Shoma park was cleaned up of overgrown grass.

Old Business:

- Architect proposals were presented to the board. The board discussed how Ghezzi Garcia and Bellon’s proposals were the only one which made sense, however more information regarding their years of experience and standing with the BBB must be investigated.
Lurlaine is to ask the architects for a proposal which includes: changes to air condition, mechanical, engineering, electrical, and plumbing using Dynamica’s proposal.
Lurlaine is to ask the architects about the option of placing a partition with full isolated barriers.
- Dennis introduced the option to place sound absorbent products on the roof such as Sonex or Soundex.
Lurlaine is to look for proposals for companies which install the sound absorbing material.
- Walkway: Lurlaine is to contact RCN to see if they will honor the previous price for sod they proposed. If they do not honor the price, Mauricio said to check with EcoLawn. If RCN does honor their price, the proposal can be approved via email.
- MOTION #4: Jorge Gomez opened to go ahead with the cheaper bulletin board option, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

New Business:

- MOTION #5: Mauricio Escobar moved to obtain a 65inch TV/Computer for the Kendall Lofts office, seconded by Louis Mazzio. All in favor; motion passes unanimously.
- Lurlaine suggests for Forest Lakes storage currently in warehouse to be moved to the Kendall Lofts office. She is to get estimates for horizontal files or someone to scan the documents in OCR.
- MOTION #6: Louis Mazzio moved for Mauricio to move forward with the estimate for EcoLawn to bring in the contract with the cancelation policy and vendor insurance/licenses. Lurlaine to contact EcoLawn regarding the contract. Motion seconded by Jorge Gomez. All in favor, motion passed unanimously.
- MOTION #7: Jorge Gomez opened for the pressure cleaning from Gasadi Corporation to commence but to begin in October, and make sure they do not skip Shoma Homes, seconded by Mauricio Escobar. All in favor; motion passes unanimously.
- MOTION #8: Louis Mazzio opened to approving the color palette for Flowers and having a letter sent out to the homeowners with the approved colors information, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

- Dennis requested for Lurlaine to look for estimates on changing the light switch in the office to not make it sensor activated.
- MOTION #9: Mauricio Escobar moved to obtain six more chairs for the Kendall Lofts office, seconded by Louis Mazzio. All in favor, motion passes unanimously.

VII. Adjournment:

There being no further business to come before the Board, meeting adjourns at 9:50 PM.

- MOTION #10: Jorge Gomez moved adjourn, seconded by Mauricio Escobar. All in favor; motion passes unanimously.

Respectfully prepared and submitted by:

Wendy Fruto, Lynx Property Services Administrative Assistant