

**THE LAKES AT BOCA RATON**  
**HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**LAKES AT BOCA RATON RECREATIONAL CENTER**

**MONDAY, MAY 17<sup>TH</sup>, 2010**

**7:00 PM**

**Proof of Notice of Homeowners Meeting was posted May 14th 2010 on the Recreation Center Bulletin Board  
Homeowners Forum was begun at 7:00 PM  
(Attached)**

**CALL TO ORDER**

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by Vinnie Aquilina at 7:12 PM.

Board members present to achieve a quorum were Iris Burnett, Ann Bradley, Mike Lungarini, Larry Greenberg, Roy Holmes and Ginger Marinchak.

Joshua Fractman and David Herbert were absent.

V. Aquilina introduced Maya Chacron, from MSC Marketing, to present concepts for updating monuments and signage within the community.

**APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES**

I. Burnett made a motion to accept the corrected minutes from the March Board meeting, seconded by L. Greenberg, and passed by the Board unanimously.

R. Holmes made the motion to accept the April minutes, seconded by L. Greenberg and passed by the board. I. Burnett abstained from the vote due to her absence from the April meeting.

**MANAGEMENT REPORT**

Martha Basal, Office and Property Manager, reported that an additional APC surge protector will be installed in the large clubhouse.

Flood insurance coverage necessity is being examined by the insurance company.

The data base for individual Renters is ready. Copies of leases from some Homeowners are still pending.

Repairs to the tennis and basketball court should be completed by June 1, 2010.

The GEO tube repair will be re-evaluated as to specifics with Anchor Marine.

Novo Arbor tree trimming is progressing and should be completed by May 21, 2010 after final inspection.

Novo Arbor will be consulted as to the tree cutting of abandoned homes within the Community. Billing will be assessed to the individual Homeowners.

2 Bids for Community sidewalk cleaning have been received. The contract will be awarded to GK Pressure Cleaning with a one year warranty on services. Price is \$4050.00. The motion was proposed by M. Lungarini, seconded by R. Holmes, and accepted by the Board unanimously.

Additional wind screening has been installed to block maintenance area from the pool area viewing.

The toy within the children's play area is now repaired.

The Board has asked M. Basal to obtain 2 more design proposals for the monuments before the June meeting.

2 Bids regarding security of the area around the Recreational center were received. The contract will be awarded to Guardian Alarm per contract quotes. The motion was made by M. Lungarini, seconded by R. Holmes, and accepted by the Board unanimously.

M. Basal raised a discussion as to the price of rental of the Clubhouse for kiddies' parties. Loren Kellock will gather information from other communities as to pricing, rules and regulations.

M. Basal raised a discussion for additional benches for the common area that would be complimentary to the landscape.

Prices and placement will be discussed after the June meeting in consideration of the landscape planning.

No results were obtained from the community in regard to replacement of the Director at Large seat.

## **COMMITTEE REPORTS**

### **FINANCIAL COMMITTEE**

I. Burnett, Treasurer, reports the Community as a whole is in a satisfactory financial state. Changes to the structure of the financial report will be discussed with the FOC and the Accountant for implementation within the 2011 budget reports.  
KGB is continuing aggressively in collections.

### **EROSION & LANDSCAPE COMMITTEE**

Plans for tree/shrubbery placement/replacement are underway. A walk-a-bout with our present landscape firm is scheduled as to needed repair/replacement/additions to be made. A meeting of the landscape committee will follow.

### **COMPLIANCE COMMITTEE**

Linda Petersen, chairperson, has asked the Board for further clarification regarding motorized vehicle violations. The Board has taken it under advisement.

### **RENTAL COMMITTEE**

A. Bradley presented the Board with the final draft of Rules and Regulations for the rental policy. The motion was made by L. Greenberg to accept the rulings, seconded by M. Lungarini, and accepted by the Board unanimously. All final paper work will go into effect July 1, 2010. The website will also be up and running for all residents on July 1, 2010.  
V. Aquilina complimented the entire rental committee on behalf of the Board for their diligence.

### **GOVERNING DOCUMENTS COMMITTEE**

Discussion was held regarding changes to the governing documents in regard to motorized vehicles.

### **OLD BUSINESS**

A discussion re Comcast service was held with no definite conclusions drawn.  
The 25<sup>th</sup> anniversary of LABR was discussed with recommendations to be presented at the June Board meeting.

### **NEW BUSINESS**

A motion was made by L. Greenberg for the allocation of \$7500.00 to proceed with legal issues concerning the Association. The motion was seconded by I. Burnett and agreed upon by the Board.  
A special meeting re: legal issues will be held later in the fall.

With no further business before the Board, L. Greenberg made the motion to adjourn the meeting at 10:17 PM, seconded by R. Holmes and accepted unanimously by the Board.

Respectfully submitted,

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Secretary

Ginger Marinchak  
Secretary