

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

**LAKES AT BOCA RATON RECREATIONAL CENTER
MONDAY MARCH 16, 2009**

MINUTES

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 7:07 PM.

Board members present to achieve a quorum were Vinnie Aquilina, Rick McCarley, Iris Burnett, Roy Holmes, Paul Feller, Mike Lungarini, Chris Jones and Ginger Marinchak.

Ann Bradley and Larry Greenberg were absent.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

R. McCarley made a motion to approve the minutes for the regular Board meeting of February 16, 2009, which was seconded by P. Feller and approved by a unanimous Board vote.

The November 15, 2008 Minutes are still on hold.

MANAGEMENT REPORT

Due to the drought effect and/or irrigation problems "hot spots" are showing up through-out the Common Area. Gary Grant, GRS Property Manager, will instruct Lorenzo as to checking irrigation outlets and repairing of same when possible. Casey's Lawn Service will continue repairs to the irrigation system as needed. Billing for irrigation repairs need to be delivered to the office on a more timely basis. M. Lungarini will review before being paid.

G. Grant also noted that we have damaged Ficus bushes even with extra spraying. M. Lungarini stated some of this was expected. Tru Green's advice is to wait 30-60 days before replacing in affected areas. It has also been suggested that shrubbery other than Ficus may be used.

FINANCIAL REPORT

Annual Audit is in process and should be ready for the end of March or beginning of April, 2009. I. Burnett is working with GRS to obtain sales tax reimbursement since we are a non-profit organization. Care still needs to be taken due to the financial circumstances of the market place. As of the present time, finances are on track.

COMMITTEE REPORTS

COMPLIANCE COMMITTEE

R. McCarley made a motion to accept the February 2009 Compliance Committee meeting minutes and fines, R. Holmes seconded. Acceptance was unanimous by the Board. Clarification of what is "new" to violation list from what is an "old" violation was asked for by V. Aquilina from the Committee.

TV/MEDIA

L. Greenberg and CSI continue to negotiate with Comcast. Contract will include updating of equipment for Channel 63. Billing adjustments will appear on the 3rd quarter statement.

LAKESIDE NEWS COMMITTEE

Alan Kellock has prepared a Crime Prevention Survey under Board approval for all residents of LABR due to the increased number of break-ins. Results will be tabulated upon return. V. Aquilina nominated P. Feller to spearhead a new Security Committee. I. Burnett seconded. Accepted unanimously. Marti Basal, On Site Manager, also stated that the Sheriff's Office would be glad to speak to our community about precautions and safety measures.

2nd Quarter assessments have been mailed. There have been numerous calls made to the office and the website regarding same. A website letter will be posted and /or mailed to residents with clarification of billing.

ARCHITECTURAL CONTROL COMMITTEE

Loren Kellock, Chairperson, reports the ACC is progressing well.

SOCIAL COMMITTEE

R. McCarley has prompted the Board to reactivate the social committee with the following members: Nancy McCarley, Roxanna Aghassi, and Margie Shedd. They would discuss the planning of a garage/craft type event for the upcoming spring. Supplies previously purchased and stored are still available. The Board unanimously approved. Volunteers are needed.

OLD BUSINESS

The Rental policy is being developed by P. Feller and R. Holmes for possible implementation. A. Bradley is organizing further material and hopes it will be ready by the 3rd quarter.

Bids for the re-paving or resealing of Symphony Streets have been received. Under discussion is the resurfacing of the clubhouse parking lot with replacement of lighting fixtures. It would be more cost effective to do the resurfacing together. Wiring must be checked and pole placement decided ASAP if a permit needs to be required prior to resurfacing. A special meeting may be called within 2 weeks after engineer and survey results are obtained. M. Basal will research both documents.

Bids for tree trimming are coming in. Clarification as to what will be done and a schematic will be provided. Payment will be divided into 3 segments, on signing, on completion and after inspection of work.

Painting of the pavilion deck, 32x32, will be priced and completed.

NEW BUSINESS

The Good and Welfare for Homeowners sign-in sheet was available. Three homeowners were present.

The maintenance of the pool has been unsatisfactory. A letter will be sent to the present contractor for improvements needed within fifteen (15) days of receipt of letter. I. Burnett will oversee the pool and wading areas. Bids are being received for possible new pool maintenance contracts.

A discussion was held regarding care and maintenance of abandoned/foreclosed/empty homes within the community. I. Burnett stated that unless we have given the holder of the mortgage 14 days notice we may be trespassing and held responsible for any damage for insurance purposes .

With no further business before the Board, V. Aquilina motioned to adjourn the meeting at 9:08 PM. The motion was seconded by R. Holmes and passed unanimously.

Respectfully submitted,

Secretary

Ginger Marinchak
Secretary