

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

**LAKES AT BOCA RATON RECREATIONAL CENTER  
MONDAY MAY 18, 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 7:05 PM.

Board members present to achieve a quorum were Rick McCarley, Iris Burnett, Ann Bradley, Mike Lungarini, Roy Holmes, Paul Feller, and Ginger Marinchak.

Absent were Larry Greenberg and Chris Jones.

The resignation of Chris Jones was presented and accepted. (Attached)

V. Aquilina informed Martha Basal to mail a notice to Pelican Cay Homeowners about the vacancy and solicit replacement candidates.

**APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES**

R. McCarley made a motion to approve the minutes for the regular Board meeting of April 20, 2009, seconded by M. Lungarini and approved by a unanimous Board vote.

**MANAGEMENT REPORT**

New proposals for paving and resurfacing of Symphony streets and the Recreation Center parking lot are being considered. The motion to accept the proposal from US Grounds was accepted. Time frame of project is approximately two weeks to completion once begun. Homeowners will be given notice prior to work beginning. Notice will be posted for all residents regarding use of the parking lot.

Lighting needs and requirements around the Recreation Center are still being considered with additions of brighter lighting beneath picnic gazebo, additional lighting for better focus of camera, and motion sensors for added security. R. McCarley made a motion to proceed, V. Aquilina seconded. The Board vote was unanimous. Results of further research will be presented at the June Meeting.

M. Basal requested the use of a direct mailing Co. for the delivery of the Comcast Rollout material to all Residents/Renters at a cost of \$1100.00 total. A motion was extended by V. Aquilina to accept, seconded by R. McCarley, and passed by the Board unanimously.

An outdoor clock will be purchased for the pool area.

A thirty (30) day termination notice has been sent to the present pool vendor. Atlantic Pool Maintenance will be the new Pool Contractor. The motion was extended by V. Aquilina and seconded by I. Burnett with a unanimous Board approval.

Bids will be obtained for gutter placement on all three Recreation Center buildings.

**FINANCIAL REPORT**

I. Burnett and M. Basal met with CNL Bank Officers to insure proper insurance coverage for funds. Finances are secure but need to be monitored.

## **COMMITTEE REPORTS**

### **COMPLIANCE COMMITTEE**

V. Aquilina made a motion that the violations reported by the Committee be more objective, referencing the document or regulation which is violated. Seconded by P. Feller, and approved by the Board unanimously.

Empty or vacated homes will be starred on future compliance reports.

Approval of April and May, 2009 Compliance minutes is needed.

### **TV/MEDIA**

A letter has been sent to all Homeowners/Renters regarding the Comcast Rollout on June 4, 5, and 6<sup>th</sup> 2009.

### **ARCHITECTURAL CONTROL COMMITTEE**

No member of the committee was present. A request for a permanent affixed basketball hoop to be installed needs clarification by the Board.

### **SOCIAL COMMITTEE**

No member of the committee was present. R. McCarley announced the Social Committee, subject to getting sufficient volunteers, is planning a catered 4<sup>th</sup> of July celebration party. The cost of this event, estimated at \$5.00 per person, would be paid for by the Association.

### **OLD BUSINESS**

The Rental policy is still in the developmental stage. A draft will be presented for the Board at the June meeting.

Tree trimming is being completed satisfactorily.

A police report will be filed whenever damage is incurred within the common areas of the community as a protection for the community.

Litigation issues concerning the Homeowners Association are being resolved.

It is suggested that a police report be made whenever illegal activity is noted to further cover the Homeowners Association from liability.

The irrigation problem with Boca Chase has not yet been resolved.

With no further business before the Board, V. Aquilina motioned to adjourn the meeting at 9:06 PM. The motion was seconded by M. Lungarini and passed unanimously.

Respectfully submitted,

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Secretary

Ginger Marinchak  
Secretary