

**THE LAKES AT BOCA RATON  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
LAKES AT BOCA RATON RECREATION CENTER  
MONDAY, January 19, 2009**

**CALL TO ORDER**

Having been properly noticed, The Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by Vincent Aquilina at 7:05 PM.

Board members present: Vincent Aquilina, Lawrence Greenberg, Iris Burnett, Wayne Zebrowski, Ann Bradley, Mike Lungarini, Roy Holmes, Paul Feller, and Ginger Marinchak.

Board members not present: Rick McCarley.

**APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES**

The Board looked at the November, December, and January Special Meeting Minutes. Iris Burnett asked to hold the approval of the November Minutes until a matter in the Minutes could be cleared. Iris discussed this matter in New Business.

**Review of the Financial Statement**

The Financials were discussed during the review of the Committee reports.

**Management Report**

Gary Grant, Property Manger (GRS Management) stated that the lakes are very low and that there is a concern about the new erosion work done on the lake banks.

Gary also gave the bid on resurfacing of the streets in Symphony to Vinnie Aquilina.

TruGreen has been on the property taking care of the white fly problem.

Gary also reported that the trees have been planted behind Woodstream.

Vinnie Aquilna had a question about the gap between the hedges and the new trees.

**GOOD AND WELFARE**

Allen Kellock spoke.

His concern was about the new Comcast Contract.

Allen's first concern was the fact that this would be the largest contract signed by the Board and he wished to make a few points on the contract.

He had information on the original contract signed with Comcast when they first started getting cable on the property and explained the terms and how the cable company had used them to raise their cable cost 3% each year.

Allen's second concern on the new contract was the length of the contract.

To sum up his concerns he was not comfortable with the length of the contract in today's changing technology.

Homeowner Peterson also brought up his concerns on the length of the contract.

Board member Vinnie Aquilina also asked if there was a buy out clause in the contract and the difference in cost per household if the contract was for three (3) or five (5) years instead.

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Board member Iris Burnett then stated that the Board had voted unanimous, January 8, 2009 Special Board Meeting, to accept the ten (10) year contract and send the contract to a lawyer for further review.

Vinnie Aquilina then asked Larry Greenberg, Board Member, to ask the CSI to check on the cost of a contract for five (5) and seven (7) years.

**COMMITTEE REPORTS**

Architectural Control Committee (ACC) – Vinnie Aquilina stated that everything is okay at this time.

Social Committee- No one was there from the Social Committee to report.

Lakeside News Committee- Alan Kellock was thanked for the Blog he placed online about the white flies.

Finance Committee- Iris Burnett gave the report. She went over the numbers with the board.

Compliance Committee- Linda Peterson reported that everything is fine.

Real Estate Committee- No one there to report.

Media Committee- This was already discussed.

Landscape Committee-Mike Lungarini reported that the trees behind Woodstream had been planted and that the landscape company had cleaned up the area and would keep the area clean and neat.

Lake Bank Erosion Committee-All work has been completed.

Governing Documents-Nothing was reported

**OLD BUSINESS**

No Old Business was on the Agenda.

**NEW BUSINESS**

- Iris Burnett spoke about the issue of not pursuing past Board members for past due assessments.  
Iris would like to clear up the date on which this was voted in order to know how to process the amount in her financials.
- Please see attached letters that Iris brought and handed out to all Board Members present asking they read very careful the letters.
- Iris asked Board to give her permission to contact the lawyers to get the information necessary to clear up the matter in the financials and with GRS Management Company.  
Vinnie Aquilina stated he would contact the Attorneys and let them know that they are to give Iris Burnett the material she needs to clear up the Financials.  
Vinnie also wanted the attorneys to send a copy to the office so it will be on file there.

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- Iris also brought up the issue of a Homeowner calling the Board's attorneys and the attorneys now charging them for the consultations. Iris has elected not to sign the check for this charge stating they should bill the Homeowner personally.

Vinnie Aquilina then asked Gary Grant if everything was ready for the Annual Meeting on January 26, 2009 at 7:30 PM and sign in at 6:30 PM.

Vinnie then stated that they will try to have the Organizational Meeting on the following Thursday, January 29, 2009 to elect the officers of the new Board.

Ann Bradley then asked about the maintenance upkeep in Woodstream.

Gary Grant explained that they had a different management company and they needed to contact Prime Management when they have a problem. Gary stated that the homeowners should know they have a different management company and to call them when there is a problem.

It was suggested they add the information on the Community TV Channel.

**VOTED ITEMS**

- **Vinnie Aquilina made a motion to accept the December Minutes after corrections. Wayne Zebrowski second. Unanimous.**
- **Wayne Zebrowski made a motion to accept the Minutes of the Special Meeting January 8, 2009 after corrections. Paul Feller second. Unanimous.**
- **Vinnie Aquilina made a motion to allow Iris Burnett to contact the Attorneys and request for the information to clear up the matter of the past Board Members on the Financial Report. Larry Greenberg second. Unanimous.**

With no further business before the Board, Vinnie Aquilina motioned to adjourn the meeting at 9:20 PM. Paul Feller second. Unanimous.

Respectfully submitted,

Accepted by,

Lawrence Greenberg  
Secretary

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(print name)

