

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

**LAKES AT BOCA RATON RECREATION CENTER  
MONDAY, NOVEMBER 19, 2007**

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by President Rick McCarley at 7:03 pm. Board members present to achieve a quorum were Vincent Aquilina, Iris Burnett, Michael Lungarini, Wayne Zebrowski, Peter Bodnar, John Curry, Roy Holmes, Larry Greenberg, and Charlotte Budish.

**Approval of October 15, 2007 Board of Directors Meeting Minutes**

The minutes of the October 15, 2007 meeting were previously distributed and read. R. McCarley made a motion to approve the minutes. The vote was seconded and passed unanimously.

**FINANCIAL REPORT**

LABR is within budget as of October 31<sup>st</sup> financial statements. LABR has approximately \$514,000 in the accounts. 28 out of 653 homeowners did not pay October assessments. All homeowners in arrears by December will be sent up to the attorney for collection.

**MANAGEMENT REPORT**

Fence replacement was finished.  
Bank change will be taking place in the next few months.

**COMMITTEE REPORTS**

**Architectural Control Committee (ACC)**

V. Aquilina moved to appoint Karen Lungarini as chairperson to the ACC. Motion was seconded and passed unanimously.

**Social Committee**

The annual Halloween party brought about 100 homeowners to the event. The holiday mixer will be held on December 1, 2007. Mixer will be held for 2 hours, and is open to all residents over 21. The admission fee is \$3.00 for residents and \$5.00 for their guests.

**Lake Bank Erosion Committee**

Letter with a special ballot will be going out to all homeowners giving sufficient notice of the vote during the annual meeting in January.

**Landscape Committee**

Due to water restrictions the committee decided to not plant annuals. Committee will be working with Casey's to see what else they can do with the money allotted for plantings. Zimmerman's Tree Service came in with a bid for \$30,000 to replace the trees that were lost during the hurricanes. This is to replace ones that were lost and does not figure in any additional trees the HOA would like planted. R. McCarley moved to spend \$21,000 on trees and landscape modifications. Motion was seconded and passed unanimously.

**Media Committee:**

Board would like a survey to go to all homeowners asking each household what they want for the future of media solutions at The Lakes at Boca Raton.

R. McCarley moved to add the following residents to the Media Committee: Lois Pathman, Jeff Milano, Peter Stephenson, Avelino Pinto, and Mark Woods. Motion was seconded and passed unanimously.

**OLD BUSINESS**

**PREPARATION FOR ANNUAL MEETING**

R. McCarley will be working with Sach & Sax to create the ballot for the special voting at the annual meeting. All other mailings for the general election will be mailed starting December 4, 2007 through January 5, 2007.

**NEW BUSINESS**

**SCHOOL BUS STOP**

R. McCarley moved to allot \$200.00 for the school bus committee to purchase cones, locks, and orange vests to help control traffic on the Lakes at Boca Raton Drive. Vote was seconded and passed unanimously.

**HOA Laws**

R. McCarley moved to change the late fee from \$50.00 to \$25.00 as per the new HOA laws. Motion was seconded and passed unanimously.

**Security Cameras**

R. McCarley moved to increase the amount of spending by \$5,000 to include security cameras to cover the basketball and tennis court area. Motion was seconded and passed unanimously.

**Annual Meeting**

The annual meeting will be held on January 28, 2007 at Eagle’s Landing Middle School. Letters will be mailed no later than 12/14/07. The following subdivisions are open for election: Woodstream, Harbour Landing, Port Cayman, Amber Bay, and Lacrosse

**TREES PLANTED ON COMMON GROUND**

Landscape Committee will take a look at all plantings on common ground that have been planted by homeowners and put together a plan as to which must be removed and which ones can remain.

With no further business before the Board, R. McCarley motioned to adjourn the meeting at 9:00 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Lawrence Greenberg  
Secretary

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(print name)