

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

**LAKES AT BOCA RATON RECREATION CENTER
MONDAY, APRIL 16, 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 7:30 pm. Board members present to achieve a quorum were Vincent Aquilina, Iris Burnett, Frank Miller, Michael Lungarini, Charlotte Budish, Wayne Zebrowski, and Larry Greenberg.

Approval of March 19, 2007 Board of Directors Meeting Minutes

The minutes of the March 19, 2007 meeting were previously distributed and read. I. Burnett made a motion to accept the minutes of the March 19, 2007, Board of Directors Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

I. Burnett reported that the Association is on budget. HOA is actively pursuing the foreclosures on those homeowners in arrears. 17 outstanding delinquencies \$66,945.00. 11 new delinquencies were sent to the lawyers \$23,585.25.

Management Report

Bathroom remodeling – Work is still at least 2-3 weeks out before bathrooms will be completed.

Small clubhouse – Roof is currently being replaced. Total work will be completed within 2 weeks.

HOA Computer – Property Manager has a new e-mail address. Labrpm@comcast.net.

Tennis Court / Basketball Court – card reader has been installed. The fence that was damaged has been repaired. Board member is needed to raise and lower hoops when office is closed.

Swimming pool heater fan and thermostat have been repaired.

Insurance – Umbrella policy in place. HOA has full coverage.

COMMITTEE REPORTS

Architectural Control Committee (ACC)

Chairperson Joe Cancalosi reported that 25 applications were reviewed and approved. One application was not approved required additional information in order for the committee to make a decision.

The ACC would like to hire a consultant to put together a color palette for exterior paint colors. The board would like to have three bids for the April board meeting. C. Budish made a motion to hire a consultant to put together a color palette. The motion was not seconded. Motion did not pass.

Social Committee

Maj-Britt Strife updated the Board on the 4/14 social 73 people were in attendance. I. Burnett proposes that revenue from the clubhouse rental be put back into the social committee to buy the appropriate materials they need for the social activities at The Lakes.

COP

Volunteers are always needed. The COP car had some mechanical issues, and is now running. The COP meets every last Monday of every month.

Lakesite News Committee

Volunteers to write articles in specialty areas are always welcome.

Compliance Committee

L. Petersen the chairperson of the CC reported that on the 3/27/07 meeting addressed 50 violations. 15 fines were imposed at the March meeting.

Landscape Committee

M. Lungarini met with Casey's Landscaping to discuss the replanting of 2000 shrubs along Cain Blvd. After water restrictions are lifted, will we be going forward with the planting of Ficus hedges along Cain Blvd. This money was approved during the 2006 budget.

Real Estate Committee

Nestler Poletto has come to the table to renegotiate the land sale deal. This ad-hoc committee was created to collect information and investigate the best deal for The Lakes at Boca Raton. Alan Kellock, Larry Greenberg, David Petersen, Vinnie Aquilina, Iris Burnett & Rick McCarley are all members of this committee.

ITEMS DEFERRED FROM MARCH BOARD MEETING

Small Clubhouse Rental Policy

V. Aquilina updated homeowners on the small clubhouse uses. The small clubhouse has a library where homeowners can come and take out books, and donate books. The HOA is looking at setting up a men's club or women's club and the clubhouse will be available to be used for playing cards, etc. Rental fees and policies have not yet been established yet.

Talking Signs / Realtor Signs

The Board discussed revising the sign limitation on the homeowner's parcels in order for them to sell their homes. R. McCarley made a motion to keep the rule about signs in the Governing Documents stand as is. The motion was seconded, and passed unanimously.

OLD BUSINESS

Second Story Addition to Home in Harbour Landing

Rick McCarley asked the new Board if they want to revisit 2nd story additions in Harbour Landing or do they want to keep the previous boards' decision to keep Harbour Landing a one story community. The Board decided to discuss the matter with their attorney in a closed meeting due the potential for litigation.

NEW BUSINESS

Yamato & Cain Expansion

The Yamato & Cain intersection will be widened to 2 lanes on both sides of the street. Work is set to begin this summer.

Compliance Committee

The lawyer suggested that LABR makes changes to the fining procedures. The process should include the Board voting to issue the fines, and the Compliance Committee acting as the appeals process for homeowners. Items to be discussed and voted on at a special meeting with lawyer.

Nuisance Home Owners

Homeowner lost common ground privileges and this person violated this ruling by the Compliance Committee. The Compliance Committee has the authority to take the next steps to address this homeowner.

Committee Member Roster

R. McCarley moves to accept the following members of the Architectural Committee:
Joe Cancalosi, Vinnie Aquilina, Albert Moro, Loren Kellock, John Parisi, Stephen Schlaks, & Arlyne Hoffman.

Motion was seconded and unanimously approved.

R. McCarley moves to accept the following members of the Compliance Committee:
Linda Petersen, Phil Abisognio, Roy Holmes, Anabelle Hornyak, Michelle Homoky, Greg Nicholls & Jerry Wisotsky.

Motion was seconded and unanimously approved.

R. McCarley moves to accept the following members of the Financial Oversight Committee:
Iris Burnett, Rick Aghassi, Russ Belleville, Jack Blasius, Fernando Cruz, & Barbara Dubois.

Motion was seconded and unanimously approved.

R. McCarley moves to accept the following members of the Lakesite News Committee:
Alan Kellock, Lois Mann (Rubin), Nancy McCarley, Lois Pathman, & Margo Lashenick.

Motion was seconded and unanimously approved.

R. McCarley moves to accept the following members of the Social Committee:
Roxana Aghassi, Nancy McCarley, Joanne Aquilina, Linda Ayre, Margie Shedd, & Maj-Britt Strife.

Motion was seconded and unanimously approved.

R. McCarley moves to accept the following members of the COP Committee:
Irwin Schiller

Motion was seconded and unanimously approved.

R. McCarley moves to accept the following members of the Real Estate Committee:
Alan Kellock, Larry Greenberg, David Petersen, Vinnie Aquilina, Iris Burnett & Rick McCarley.

Motion was seconded and unanimously approved.

HOA Contract with Comcast

R. McCarley moves to accept the following members of the Cable Committee:
Larry Greenberg, David Petersen, Frank Miller & Dr. George Zafir.
Motion was seconded and unanimously approved.

With no further business before the Board, R. McCarley motioned to adjourn the meeting at 10:03 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Frank Miller
Secretary

(print name)

The following homeowners attended the Board of Directors Meeting:

Nicholas Palmieri – Good and Welfare discussion about boats on property

Anthony Lazzeri

Al Morro

Alan Kellock

Anthony DiPerna

Maj-Britt Strife

Marilyn Zuckerman – Good and Welfare discussion about talking signs for realtors

Bob Berry

Allen Cone