

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

MONDAY, August 16th, 2010

7:00 PM

Proof of Notice of Homeowners Meeting was posted August 13th 2010 at the Recreation Center

**Homeowners Forum was begun at 7:00 PM
(Attached)**

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 7:15 PM.

Board members present to achieve a quorum were Iris Burnett, Mike Lungarini, Larry Greenberg, David Herbert, Ginger Marinchak and Ann Bradley. Roy Holmes was absent

V. Aquilina introduced Pasquale (Pat) Luciano from Port Cayman, as the possible new Director for the subdivision. M. Lungarini made the motion for acceptance, seconded by I. Burnett and unanimously accepted by the Board.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

M. Lungarini made a motion to accept the minutes from the July Board meeting, seconded by D. Herbert, and passed by the Board unanimously.

MANAGEMENT REPORT

Martha Basal, Office and Property Manager, is absent on vacation. Loren Kellock, as substitute Property Manager, gave the report.

Sidewalk repair remains unfinished due to clarification needed from both County officials and Novoarbor regarding Insurance coverage.

The repair of the coping on the pool rim and replacement of the lettering should be completed by the end of August.

The Representative from MSC Marketing Inc. will present tentative drawings of the individual signage and monument changes at the Sept. Board meeting for approval and discussion.

All insurance quotes including flood insurance will be researched further when the Property Manager returns from her leave.

A date for the final review of the Budget for 2011 will be set as soon as the quotes are in from GRS.

The date for the annual Meeting for LABR is set for January 24th 2011. Time and location will be given at a later date.

The replacement of the "mulch type covering" in the children's play area will cost \$16000.00 and would include removal of the present mulch. A possible use for the present mulch type material is being discussed with the landscaping committee to reduce the cost of replacement to comply with PBC code.

Novoarbor Tree Co. has agreed to be available in case of any emergency during the Hurricane season.

A quote will be obtained for window tinting for the Property Managers office due to excessive heat and sun exposure.

A quote will also be obtained for the installation of exhaust fans for both the women's and men's bathrooms due to excessive heat and moisture accumulation.

Parking restrictions are being reviewed with the start of school. Cones will be used to assist with restrictions.

A call will be placed to the tennis court screening co., regarding the raising and lowering of the screens due to Hurricane season. It would take 4000+ ties downs each time it is done and requires two to three days to complete.

Resealing of the pavers within the pool area is still uncompleted. Contractor states the weather is a problem.

Roy Holmes, Director from LaCrosse sub-division arrived for the Board meeting at 8:10 PM.

COMMITTEE REPORTS

All committee rosters have been updated. The motion was made by L. Geenberg, seconded by I. Burnett, and approved by a unanimous Board. **(Attached)**

FINANCIAL COMMITTEE

.I. Burnett, Treasurer was asked to obtain the number of individual delinquent accounts, separating maintenance fees and violations, from GRS.

It is noted that our funds will be covered to a total of \$750,000 by the bank for insurance purposes.

A meeting will be set up with GRS to finalize their fee for 2011 prior to the FOC meeting and presentation of the final budget for Board approval at the September meeting.

A short discussion was held by the Board to convert some of our funds into CD's to realize interest income.

A short discussion of the establishment of a building fund was held.

M. Lungarini left the Board Meeting at 8:30 PM.

EROSION & LANDSCAPE COMMITTEE

The problem with trip hazards as a safety issue in areas of the community was discussed. Board members will be polled as to possible solutions.

GOVERNING DOCUMENTS COMMITTEE

A discussion was held in regard to the breed of dogs to be allowed within the community due to safety. The local animal shelter will be called for assistance.

Discussion was also held regarding changes to the ruling for "set back fencing". Discussion will continue after further investigation.

It is noted that any changes to the declaration require a homeowner vote.

OLD BUSINESS

The 25th anniversary rough draft received by the Board for assessment and review was approved. A budget of \$3000.00 was approved. A sample flyer will be prepared and sent to the Board via e-mail for discussion. The motion was made by L. Greenberg, seconded by R. Holmes and approved by the Board unanimously to go forth with this event.

The Neighborhood Crime Watch pilot program for Harbour Landing is now in place. Jack Blasius has been named as Coordinator.

The tables and umbrellas for the pool area will remain on hold until the designs by MSC are completed.

Discussion with Brendy's Ice Cream and Ace Hardware regarding their use of our monument signs is in progress.

NEW BUSINESS

The drainage problem from driveways to the street in Woodstream was discussed.

With no further business before the Board, I. Burnett made the motion for adjournment at 9:55 PM, seconded by L. Greenberg and accepted unanimously by the Board.

Respectfully submitted,

Secretary

Ginger Marinchak
Secretary