

**THE LAKES AT BOCA RATON
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
LAKES AT BOCA RATON RECREATION CENTER
MONDAY, December 15, 2008**

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 7:07 PM.

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

Board members not present: Rick McCarley and Paul Feller.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

The Board discussed and corrected the minutes for the November meeting. Until the corrections are made the minutes were held for the January Board Meeting for approval.

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 the pool heater had gone down and it will take \$2300 to repair.

The issue of the white fly was discussed and Gary stated that he had only one proposal on the spraying of the flies.

Gary stated that Marti, Office Manager will need to be gone for a family emergency.

The board discussed Loren Kellock's offer of covering the office while Marti was gone.

The board discussed the issue and the payment of her services.

COMMITTEE REPORTS

Architectoral Control Committee (ACC) – Loren Kellock reported that there had been only four (4) requests this month. Two (2) had been approved, one (1) for paint and one (1) for roof, and two (2) were turned down.

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

Lakeside News Committee- Alan Kellock reported there was nothing new from this committee.

Finance Committee- Iris Burnett gave the report. She stated that she and Gary had moved some of the funds to the Reserve Fund.

The new chairs had arrived and look very nice.

Iris stated that Symphony needs to get with Gary and get some proposals and repair Symphony's road. She also stated that the Board will be paying off Symphony in order for them to have the funds to pave the road.

Iris also stated they will need to be careful with their spending, their funds are getting low.

Compliance Committee- Linda Peterson reported on the Compliance Committee.

She handed out a paper that explained the Committee's Functions (the handout is included at the end of the minutes). The Board then discussed the handout asking questions of Linda.

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After discussing the hand out Vinnie Aquilina brought up a fine the Board had removed for a Homeowner at the October meeting. According to the Functions of the Committee the Board had made a mistake by Law in removing the fine. Vinnie asked that Gary Grant send a letter to the Homeowner explaining the issue and that he will need to go to the Compliance Committee and request they remove the fine correctly.

Real Estate Committee- No one was there to report.

Media Committee- This report was held until New Business.

Landscape Committee- Mike Lungarini reported the planting between the Library and the back of Woodstream was being started. He also reported that according to the vote at the November Board Meeting concerning the planting along Yamato Road, the planting there would also begin.

Iris Burnett wished to wait until after the first of the year, however, since the vote of the Board at the November meeting stated Mike could proceed if the costs of the trees were within a certain amount, he had asked that the planting begin now.

Mike also gave a check, \$2500, to the Board from the Church on the engineering expenses of the updates the Church was wishing to accomplish.

Lake Bank Erosion Committee- Iris Burnett spoke about the homeowners in Port Cayman who wished to pay for their own banks to be fixed. She said they now have fifteen (15) Homeowners willing to pay for the restoration. A discussion followed on how this would be possible.

Governing Documents- Alan Kellock spoke about the changes and handed out the changes they wish to make to the Documents.

The Board then read over the changes and Alan asked that the Board make a motion to endorse the changes.

OLD BUSINESS

No Old Business was on the Agenda.

NEW BUSINESS

1. Mike Lungarini wants to cut the hedges at Symphony. He asked that the hedges be cut down to three (3) feet to prevent vandalism.
2. The Board discussed the issue of allowing Homeowners put up their shutters during other times than Hurricane Season. The Board stated that in their Docs already clarify this issue and that there is a County Ordinance that also addresses this issue.
3. The discussion on the Cable was discussed at the end.
4. There was a discussion on additional money for Holiday Lights.

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5. The Annual Meeting date was announced.
6. The meeting will be January 26, 2009, 6:30 PM for sign-in, the Meeting will start at 7:30 PM, at Eagles Landing School.
7. Gary Grant stated that there were no Candidates at this time for New Board Members.
8. Already discussed.
9. Already discussed.
10. A new member for the Compliance Committee was discussed.

The Comcast Contract could not be discussed at this time by Larry Greenberg. The contract is still in its final stages, in the hands of an attorney and could not be discussed in an open forum.

Larry did pass out the Cable Survey (a copy is included with the Minutes) and discussed the results. Several questions came from the Homeowners in attendance.

Larry answered the ones that he could.

VOTED ITEMS

- Mike Lungarini made a motion to allow Loren Kellock to work in Marti's place while she is gone as a Contractor being paid by the Board. Roy Holmes second. Unanimous.
- Vinnie Aquilina made a motion that the Board endorse the changes to the Governing Docs. Roy Holmes second. Unanimous.
- Larry Greenberg made a motion to approve additional money on Holiday Lights. Second. Unanimous.
- Vinnie Aquilina made a motion to appoint Dennis Morphy to the CC Committee. Iris Burnett second. Unanimous.

With no further business before the Board, Vinnie Aquilina motioned to adjourn the meeting at 10:10 PM. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Lawrence Greenberg
Secretary

(print name)

COMPLIANCE COMMITTEE (CC)

Mission:

The Compliance Committee upholds the rules and regulations of the Lakes at Boca Raton HOA, as set forth in the Association's Governing Documents. This committee is guided by the two violations schedules, approved and published by the Board of Directors, that can be found elsewhere on this website. On the main menu, click on Basic Information, then click on Violations Fine Schedule.

Functions:

- Both state HOA law and the Governing Documents empower the CC to impose fines and/or suspension of privileges when homeowners fail to remedy cited property violations within a reasonable period of time.
- The Transient Violations Schedule is comprised of violations that are usually short in duration but may be repeated over and over again. The Ongoing Violations Schedule consists of violations that last until they are remedied.
- Homeowners will receive at least 14 days notice prior to any hearing at which a fine or suspension of privileges against that homeowner is being considered. At this CC meeting the homeowner will have an opportunity to present their case before the committee.
- Both state HOA law and the Governing Documents empower the CC to impose fines and/or suspension of privileges when homeowners fail to remedy cited violations within a reasonable period of time.
- The CC will review all prior correspondence, inspection reports and possible visits to the subject property. A fine and/or a suspension can only be imposed if the majority of the CC members at the meeting votes to do so. In addition to fines, the CC may vote to revoke a homeowner's Common Area privileges for up to 60 days.
- The decisions of the CC with respect to the penalties it imposes are final.
- The Compliance Committee normally meets on the fourth Thursday of every month at the Recreation Center at 7:00 pm.

Lakes at Bc Raton Homeowners Association

Cable Television Survey

Please complete survey and return ~4~R ~ by September 12,2008

Confidentiality'. All information in this survey will remain confidential and used solely for the purpose stated above.

- 1. Is Comcast Cable the only television service in your home 343 Yes 27 No
If "No", List another television service provider. 10- DISHTV; 14 DIRECTTV; 2 ANTENNA; 2 ANT

Do you also purchase additional Premium television upgrades! 34-NO ANS; 155 Yes; 181- No

List upgrades Packages(s) _____ DVR Vs _____

- 2. Are you satisfied with your current cable television service provider?

COMCAST 15- NO ANS; 257-YES; 54- NO
 DIRECTTV 1- NO ANS; 8-YES; 5- NO
 DISHTV 4- NO ANS; 4-YES; 2- NO
 ANTENNA 1- NO ANS; 1-YES; 0-NO
 TWO 0-NO ANS; 0-YES; 1- NO

- 3. How many televisions are in your home? _____ How many Set Top Boxes? _____

- 4. Would you be interested in receiving bulk cable television service combined with telephone,

internet and / or security alarm service? 168-Yes 152-No 27-NO ANS

- 5. How many hard wired, land line telephone and or fax numbers are there in your home? _____

- 6. Do you have internet service? 344- Yes 25- No

If "Yes", Is your service through Comcast? 153- Yes 191- No

If "No", Who provides your internet service? _____

Is your service: 0 DSL [] Dial up [] Other

Are you satisfied with your current Internet service 256- Yes 31- No

- 7. Do you have a hard wired security alarm service or are you interested in one? 1

87- Yes 159- No

If "Yes", Are you satisfied with your security alarm service? 147- Yes 17- No

Who provides your security alarm service?

- 8. How many adults (18+) are in your home? _____ How many Children (<18) are in your home?

9.00 You Own or Rent the home? n OWN u RENT

Results of the survey will be posted on the Community website at thelakesitenews.com

Please add your property number as shown on your Dues payment _____ (160034)

ADDITIONAL COMMENTS MAY BE ADDED ON THE BACK

ALL INFORMATION AND COMMENTS ARE CONFIDENTIAL AND ARE FOR BOARD USE ONLY