

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

**LAKES AT BOCA RATON RECREATION CENTER
MONDAY, DECEMBER 17, 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, Peter Bodnar, Roy Holmes, Larry Greenberg, and Charlotte Budish.

Approval of November 19, 2007 Board of Directors Meeting Minutes

The minutes of the November 19, 2007 meeting were previously distributed and read. V. Aquilina made a motion to approve the minutes. The vote was seconded and passed unanimously.

FINANCIAL REPORT

LABR is within budget as of November 30, 2007 financial statements. LABR has approximately \$482,000 in the accounts. Financial documents have incorrect association name. Documents will be fixed by GRS. 15 new homeowners were sent up to the lawyer's for collection. Any homeowner in arrears will have privileges suspended, which will include their right to vote at the upcoming AGM. Board would like cable to be broken out on the quarterly statements so homeowners know how much of their quarterly dues is going toward this expense.

MANAGEMENT REPORT

Election mailings are beginning to be sent. All mailings will be completed by January 4, 2008. Homeowners are reporting water moccasins encroaching on their property and would like HOA to respond to the danger.

Classified add for new office manager has been posted and interviews will begin in the next few weeks.

Pool deck and coping upgrades have begun.

Video Surveillance system is being installed and will be completed within 30 days.

COMMITTEE REPORTS

Architectural Control Committee (ACC)

The ACC reviewed 13 applications from homeowners. 11 of the 13 applications were approved.

Social Committee

Holiday mixer had about 25 residents attend.

Lake Bank Erosion Committee

There will be a public informational meeting on Wednesday 1/16/08 and an additional meeting, if needed, to be held on 1/23/08. Both meetings will be held at 7:00 pm in the large clubhouse.

Landscape Committee

Mike Lungarini will be working with Casey's to go over plans for the monument plantings. Water restrictions may delay this planting.

Real Estate Committee

Nestler Poletto signed a release of contract and the land sale deal is now null and void.

OLD BUSINESS

The Church on Yamato would like a drainage easement so water will drain on The Lakes at Boca Raton property. R. McCarley would like Sachs & Sax to look into the legal aspects of this request and advise how to proceed.

PREPARATION FOR ANNUAL MEETING

R. McCarley moved to appropriate funds to have Kinkos assist with the photocopying of the election documents so the mailing deadline of 12/28/07 is achieved.

V. Aquilina moved to use proxy and send out as is. Motion was seconded and passed unanimously.

NEW BUSINESS

Dave Baldeo asked the Board to reconsider his application for a fountain that exists on his property. Board sent request to Sach's & Sax as this was part of a mediation settlement.

R. McCarley moved to appropriate funds for a Knox Box for fire department access to clubhouse after hours. Motion was seconded and passed unanimously.

R. McCarley moved to call Sachs & Sax regarding a homeowner request for her resignation from the Board of Directors. Motion was seconded and passed unanimously.

With no further business before the Board, R. McCarley motioned to adjourn the meeting at 9:05 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Lawrence Greenberg
Secretary

(print name)