

THE LAKES AT BOCA RATON
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
LAKES AT BOCA RATON RECREATIONAL CENTER
MONDAY, FEBRUARY 15TH, 2010
7:00 PM

Proof of Notice of Homeowners Meeting was posted February 15th 2010 on the Recreation Center Bulletin Board
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 7:07 PM.

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

At this time, Richard Throrogood, Insurance Representative from Bate Gordon & Sands, Inc., was introduced to review the insurance coverage for the Lakes at Boca Raton properties.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

L. Greenberg made the motion to accept the January 18th, 2010 minutes, seconded by R. Holmes and approved by a unanimous Board vote. L. Greenberg made the motion to accept the January 27th Organizational Meeting minutes, seconded by M. Lungarini and accepted by the Board unanimously. The application of Barbara Friedberg as Director at Large was presented for approval. A motion was made by M. Lungarini, seconded by R. Holmes, and unanimously accepted by the Board.

The applications of Tim Williams to the Compliance Committee, motioned made by L. Greenberg, seconded by M. Lungarini and Hazel McIntyre to the Rental Committee, motion made by M. Lungarini, seconded by A. Bradley, have been accepted and approved by the Board unanimously.

The 2010 Committee Roster was presented and unanimously approved by the Board. (See attached listing)

MANAGEMENT REPORT

Martha Basal, Office and Property Manager, informed the Board that the Palm Beach County School Board representative was unable to make the Board meeting and has been rescheduled to meet during the coming week to discuss the problems with busing. Board members are invited to attend.

Results of the Clubhouse Rental Agreement are still pending.

R. Holmes will assist M. Basal with examining proposals for the pool deck refinishing.

Proposals for directional signs replacement are being received for review.

Proposals for surge protection will be re-evaluated for the Recreational Center Buildings and equipment

COMMITTEE REPORTS

FINANCIAL COMMITTEE

I. Burnett, Treasurer, reports that the finances for the Association are improving due to the diligence of the law firm in regard to collections. A meeting of the Financial Oversight Committee is scheduled for March 8th, 2010.

M. Lungarini proposed two (2) questions regarding the budgets for Office Supplies and General Maintenance. I. Burnett explained that both categories have become catch all categories and will need redefining to clear discrepancies. The Board agreed with that decision

EROSION & LANDSCAPE COMMITTEE

The permit for the benches is still in the hands of the County.

3 bids for landscaping maintenance and beautification are in for comparison with our present vendor and are being discussed by the Board. A meeting will be held by the landscaping committee for further discussion which will also include lighting of the monuments and setting of priorities within the community.

COMPLIANCE COMMITTEE

Linda Petersen, chairperson, distributed a revision of the violations schedule for 2010.

RENTAL COMMITTEE

The rental committee is developing administrative procedures to implement the new Rental Policy by May 1st, 2010. Formatting an agenda for presentation to the Board by the May deadline. Proposals are being solicited for credit and background checks of rental applicants.

NEW BUSINESS

The sighting of pythons (2) within the community has prompted the Board to seek counsel on our liability.

The discussion of a 25th anniversary celebration of the Lakes at Boca Raton community will be discussed at the March Board meeting.

With no further business before the Board, J. Frachtman made the motioned to adjourn the meeting at 9:28 PM, seconded by R. Holmes and accepted unanimously by the Board.

Respectfully submitted,

Secretary

Ginger Marinchak
Secretary