

THE LAKES AT BOCA RATON
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
LAKES AT BOCA RATON RECREATIONAL CENTER
MONDAY, JANUARY 18TH, 2010

7:00 PM

**Proof of Notice of Homeowners Meeting was posted January 16th 2010 on 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 7:05 PM.

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

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

P. Feller made the motion to accept the December 21st, 2009 minutes seconded by I. Burnett and approved by a unanimous Board vote. M. Lungarini made the motion to accept the Minutes of the Special Board Meeting of December 28th, 2009, seconded by P. Feller and also accepted by the Board unanimously.

MANAGEMENT REPORT

Martha Basal, Office and Property Manager, reported one of the pool heaters has been replaced.

New doors to the pool room are up and painted.

The damaged tennis nets have been replaced.

The basketball nets have also been replaced.

A letter has been posted to the Palm Beach County School Board regarding possible changes in bus stop locations. Damage to the common grounds at both the Recreation Center and the intersection of Cain Blvd and Lakes at Boca Raton Drive is extensive, with repairs including 78 sprinklers heads. Lorenzo Wilder will purchase needed sprinkler parts The Palm Beach County Road and Bridge Division replaced some sprinkles damaged during the sidewalk replacement project which is now complete.

The Board was informed that Insurance renewals will be coming up in February.

Monster trucks and ATVs are driving on the common ground under the power lines after dark causing damages to the grassed area.

The Clubhouse Rental Agreement was discussed regarding guidelines for liquor consumption, and the right to refuse a rental. This will be brought to the attention of the attorneys so as to be able to finalize the policy at the February Board Meeting.

New signs will be ordered for the gates to the pool area.

COMMITTEE REPORTS

FINANCIAL COMMITTEE

I. Burnett, Treasurer, reports that the breakdown by subdivision of arrears has been completed.(See attachment) 4 -5 people are on payment plans. Foreclosures are increasing within Palm Beach County, and we need to be conservative in our financial planning. Our Attorneys are active with follow-up in all cases.

EROSION & LANDSCAPE COMMITTEE

The Lake Bank Erosion timetable is on schedule, with possible completion of phase 2 by the end of January, 2010. It has been noted that a few homeowners have extended piping across the common area to facilitate drainage from roofs and pools into the lakes. A letter of violation will be sent to the individual homeowners in this regard. Sod replacement has been delayed due to the weather, but should be completed by the January deadline.

The permit for the benches is not yet back from the county, but is expected shortly.

The monument lights at Cain and Yamato will be checked to see if larger light fixtures and replacement lettering will enhance the monument.

GOVERNING DOCUMENTS COMMITTEE

The Informational Meeting on the proposed changes was successful in that Homeowner concerns were able to be discussed openly.

A good turnout was also reported for Celebrate West Boca.

NEW BUSINESS

A handout regarding the School Bus Policy will be delivered to each individual home within the community. It will also be posted on the Website and on Channel 63 during the upcoming week.

Parking or idling in the parking lot other than in designated parking spaces is prohibited. The motion was made by L. Greenberg, seconded by I. Burnett, and unanimously supported by the Board.

With no further business before the Board, M. Lungarini motioned to adjourn the meeting at 9:09 PM. The motion was seconded by R. Holmes and passed unanimously by the Board.

Respectfully submitted,

Secretary

Ginger Marinchak
Secretary