

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

**LAKES AT BOCA RATON RECREATION CENTER  
MONDAY, JANUARY 15, 2007**

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by Executive Vice President Frank Moeller, who chaired the meeting in the absence of President Rick McCarley. Board members present to achieve a quorum were Vincent Aquilina, Iris Burnett, Charlotte Budish, Barbara DuBois, Frank Miller and Alan Kellock. No one from G.R.S. Management, Inc. was present.

**Approval of December 18, 2006 Board of Directors Meeting Minutes**

The minutes of the December 18, 2006 meeting were previously distributed and read. Frank Miller made a motion to accept the minutes of the December 18 Board of Directors Meeting Minutes. The motion was seconded and passed unanimously.

**COMMITTEE REPORTS**

**Financial Report**

I. Burnett reported that the Association has a cash balance of \$430,000 exclusive of first quarter maintenance payments received. 15 homeowners are now in foreclosure proceedings. Another four who were turned over to counsel have now paid the Association in full. 42 more homeowners have past due balances in excess of \$1,000, and another 40 in excess of \$500.

I. Burnett reiterated the Board's decision not to agree to phased payment plans that have been proposed by some seriously delinquent homeowners.

**Management Report**

No report was presented due to illness.

**Architectural Control Committee (ACC)**

At the January meeting of the Architectural Control Committee, 14 applications were approved.

Chairperson Joe Cancalosi explained that the ACC now requires paint samples on two 8x10 sheets, which will be used to check the color on the exterior of a house to make sure that the color actually used was the color the ACC had previously approved.

**Social Committee**

No one from the Social Committee was at the meeting to present a report.

**Lakesite News Committee**

No report was presented.

### **Finance Committee**

No report was presented.

### **Compliance Committee**

No one from the Compliance Committee was at the meeting to present a report.

A discussion took place about whether the same person could serve on both the Compliance Committee and the Architectural Committee. V. Aquilina thought there was an inherent conflict of interest in having one homeowner serve on both committees and made a motion not to allow such an arrangement. The motion was seconded and passed unanimously.

## **OLD BUSINESS**

### **Fencing Project**

V. Aquilina presented the revised fencing proposal from Tiki Aluminum based on a greatly expanded scope of work to include 8-foot high rail fencing from the west side of the pool all the way over to the basketball court fence, including the storage cage where the golf cart is housed. Tiki's estimated cost jumped from \$15,500 to nearly \$80,000. If the storage cage was left as is, the cost would drop to \$58,000. If the rail fencing height was scaled back from 8 feet to 6, the cost would drop further to \$40,000. The Board decided to seek two additional bids based on both heights, but drop the storage cage from the project.

### **Tennis and Basketball Courts**

V. Aquilina reported that the renovation of the courts would begin before the end of the week and the courts would be shut down completely for about a month.

### **Clubhouse Rental Policy**

Following discussion of the pros and cons of renting the clubhouse to organizations on an ongoing basis, V. Aquilina made a motion to restrict rentals to organizations on a one time per year basis, subject to a review of insurance implications. The motion was seconded and passed unanimously.

## **NEW BUSINESS**

### **PBSO Security Meeting**

A. Kellock reported on the January 9 meeting with Deputy Sheriff Richard Jackson, a security analyst who provides free security assessments to HOAs and other organizations in Palm Beach County. He strongly endorsed the Board's plan to replace all the existing fencing around the pool/pavilion/playground area with 8-foot spiked rail fencing and install a high-quality digital surveillance recording system. He recommended that the Board add a third element to Recreation Center security by installing PBSO-supplied "No Trespassing" signs and submitting an affidavit to the PBSO authorizing them to arrest unauthorized people in the Recreation Center between dusk and dawn.

R. Jackson also urged the Lakes to participate in PBSO's high priority program to revive the Neighborhood Watch Program. He said the key was to start out small and build momentum.

That's what Mission Bay did, and now the entire community is involved with the program, which PBSO considers the model for our area.

**Board Vacancies**

A. Kellock noted that the Lacrosse seat on the Board of Directors has now been vacant for six months despite repeated efforts to encourage a Lacrosse homeowner volunteer to complete former Director Shawn Barger's 2-year term, which expires in January, 2008. A. Kellock proposed that the Board consider amending the Bylaws to allow it to appoint any homeowner in the Lakes to fill a Board seat that is vacant for more than 90 days. The consensus was to discuss this idea further at the first meeting of the 2007 Board in February and bring it to a vote.

**Suggestions for 07 Board**

After announcing that this was his last Board meeting, A. Kellock made three suggestions for the 07 Board's consideration.

The first was to form a media committee at the February organizational meeting, tasked with exploring all the options to renewing the cable TV contract with Comcast in 08. The Board asked A. Kellock to announce on the website that such a committee would be formed soon and encourage media-savvy homeowners to volunteer.

The second was to examine the merits of dissolving the Woodstream HOA and folding Woodstream into the master association on the Symphony model, whereby Woodstream homeowners would pay the master association an additional maintenance assessment for road re-paving, parcel landscaping, and probably additional services that are common in other villa/townhouse communities. A. Kellock suggested that Woodstream homeowners may not be getting good value for the \$610 per quarter maintenance fees they currently pay, and that a merger might ameliorate that problem. He recommended that this proposal be assigned to the Finance Committee to undertake a cost-benefit analysis of the proposed merger.

The third was to establish a monument committee that would develop a plan to improve the monument on Cain and Yamato, and make recommendations on the fate of the three small monuments just east of Amber Bay and the two big monuments on 441 and Yamato. It would also address the dire need to upgrade our directional signing to a level competitive with Boca Chase.

With no further business before the Board, F. Moeller motioned to adjourn the meeting at 9:00 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Alan Kellock  
Outgoing Secretary

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(print name)