

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

**LAKES AT BOCA RATON RECREATION CENTER
MONDAY, JUNE 18, 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, Charlotte Budish, Wayne Zebrowski, and Larry Greenberg.

Approval of April 16, 2007 Board of Directors Meeting Minutes

The minutes of the April 16, 2007 meeting were previously distributed and read. R. McCarley made a motion to accept the minutes of the April 16, 2007, Board of Directors Meeting Minutes. The motion was seconded and passed unanimously.

Approval of May 7, 2007 Board of Directors Special Meeting Minutes

The minutes of the May 7, 2007 meeting were previously distributed and read. R. McCarley made a motion to accept the minutes of the May 7, 2007 Board of Directors Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

I. Burnett reported that the Association is on budget. Another \$8,000 in delinquent HOA assessments have been received, and an additional five are pending and we are awaiting checks. Meeting for 2008 budget planning will need to begin by the end of July.

Approval of the April and May 2007 Financial Statements

Motion was made and seconded to accept the April 2007 and May 2007 financial statements.

COMMITTEE REPORTS

Architectural Control Committee (ACC)

Chairperson Joe Cancalosi resigned as an ACC member.

Social Committee

Social Committee is planning an Independence Day party on 7/7 for the entire community.

COP

Volunteers are always needed.

Lakesite News Committee

Ease of use linking has been added to the Lakesite News so browsing is more user friendly, and information is more easily accessible for homeowner.

Landscape Committee

Board decided to instruct Casey to begin the replacement of the cherry hedges with the ficus hedges along Cain Blvd.

Lake Bank Erosion Committee

Mike Lungarini made a motion to name the following people as members of the Lake Bank Erosion Committee:

Debbie Seymore, Peter Stephenson, Joseph Galuzzo, Carl Trigona, Joel Middlebrooks, Robert Berry, and Gary Davis.

The motion was seconded and passed with a 6:1 vote.

The Committee will assess the lake bank erosion and bring to the board recommendations on what needs to be done to improve the situation.

Media Committee:

Larry Greenberg is meeting with Comcast on 7/11/07 at 10:00 am to review the current cable contract.

OLD BUSINESS

Monument on Cain / Yamato

R. McCarley made a motion to change the fountain to a planter. Motion was seconded and passed unanimously. R. McCarley made a motion to hire Hartzell Construction to convert the fountain to a planter and clean and seal wall tiles. Motion states that we will change plant options that were presented with the proposal and work will not exceed \$5,000. Motion was seconded and passed unanimously.

Security Cameras

R. McCarley moved to upgrade the video camera and monitoring system for the Recreation Center not to exceed \$20,000. Motion was seconded and passed unanimously.

Stucco and Painting of Recreation Center Buildings and Pavillion

V. Aquilina moved to fund the painting and stucco project not to exceed \$30,000. V. Aquilina, and I. Burnett will review all bids and choose the vendor. Motion was seconded and passed unanimously.

Recreation Center Fence Replacement

V. Aquilina moved to fund the fence replacement for no more than \$50,000. V. Aquilina and I. Burnett will review all bids and choose the vendor. Motion was seconded and passed unanimously.

NEW BUSINESS

Annual Tree Trimming

Board reviewed three proposals from Top Cut, Zimmerman and Sahara for the annual trimming of the trees. Wayne Zebrowski moved to hire Zimmerman Tree Service to do annual trimming for The Lakes. Motion was seconded and passed unanimously.

Homeowners With Violations on their Property

M. Lungarini moved that all homeowners who have violations on their property who have exceeded all fines and penalties be forwarded to the attorney for compliance. Motion was seconded and passed unanimously.

Appoint Secretary

R. McCarley moved to appoint Lawrence Greenberg as Secretary. Motion was seconded and passed unanimously.

Lake Bank Erosion Correction – Cypress Bend Homeowners

Board would like 30 days to discuss ramifications for the homeowners who are altering the lake bank without approval to determine the course of action.

Harbour Landing Board Position Opening

M. Lungarini moved to appoint John Curry as the Board Representative for Harbour Landing. Motion was seconded and passed unanimously.

With no further business before the Board, R. McCarley motioned to adjourn the meeting at 8:37 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Lawrence Greenberg

Secretary

(print name)