

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

**LAKES AT BOCA RATON RECREATION CENTER
MONDAY, MARCH 19, 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 7:30 pm. Board members present to achieve a quorum were Vincent Aquilina, Iris Burnett, Frank Miller, Michael Lungarini, Wayne Zebrowski, and Larry Greenberg.

Approval of January 15, 2007 Board of Directors Meeting Minutes

The minutes of the January 15, 2007 meeting were previously distributed and read. Rick McCarley made a motion to accept the minutes of the January 15, Board of Directors Meeting Minutes. The motion was seconded and passed unanimously.

Approval of Organizational Meeting Minutes

The minutes of the Organization Meeting held on February 1, 2007 were previously distributed and read. Vinnie Aquilina made a motion to accept the minutes of the February 1, Organizational Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

I. Burnett reported that the Association is on budget. The 2005 audit is available to homeowners. The biggest items that will affect the budget are the clubhouse renovation. The money received from homeowners past due HOA fees will fund the clubhouse renovation. HOA is actively pursuing the foreclosures on those homeowners in arrears. Homeowners who are past due on two HOA payments will automatically be sent to the attorney to have a lien placed on their property.

Management Report

Bathroom remodeling – Men's bathroom is $\frac{3}{4}$ tiled and will be completed first. Electrician Installed lighting in the bathrooms, and the colors have been chosen for the men's and women's bathrooms.

Large clubhouse – 90% completed. Blinds, crown molding, light fixtures, clock, plants, floor stripped and cleaned, and decorations are completed.

Small clubhouse – 3 roof proposals are in and we are awaiting one more. Roof will be replaced due to leaks. Painting, plants, blinds, new tiled floor have all been completed. Book shelves are being built for the library. Homeowners can donate books, borrow books, and use the library. The small clubhouse can also be used for homeowners to host card nights, bridge, etc.

Office – painting is complete, new tile floor installed, and redesigned for better work flow.

Renovation book – all receipts and invoices for all work and supplies needed for the clubhouse renovation will be located in the HOA office for any homeowner to see.

HOA Computer – virus protection was installed, firewall set up, cleaned out of unnecessary programs, ad blocker installed, and all software/hardware conflicts resolved. Property Manager has a new e-mail address. LABRPM@HOTMAIL.COM.

Board Members now have mailboxes in the HOA office. Property Manager will alert board members if there is something urgent they need to pick up. If not, mail will be distributed at the Board meeting each month. Board members are encouraged to stop by the office and check their boxes at their convenience.

Board members received the HOA basic information manuals. Each manual contains maps of homes, homeowner names and addresses, budget, vendor lists, committee lists, governing documents, and other basic HOA information. Property Manager will be sending updates for the books each quarter so board members have the latest information on their homeowners.

Tennis Court / Basketball Court – card reader has been ordered and will be installed by the time the tennis and basketball courts are completed. We are anticipating the courts being completed within the next 4 weeks. The basketball hoops are able to be lowered. Due to vandalism the height of the hoops will be at 10 feet and if they need to be lowered Lorenzo can do so on an as needed basis.

Basketball court fencing has been cut. Vandals cut the fence in order to use the court while they were being resurfaced. Fast Dry will be giving us quotes to repair the fence, and a security system will be installed so we can catch the vandals and charge them for repairing any damage they have caused.

Swimming pool heater fan has malfunctioned and is being replaced. Repairs will be done within the next week.

New grills in the pavilion have been installed.

New clubhouse hours are from 6:00 – 8:00 due to daylight savings.

Casey's Landscaping is not on their summer cut schedule, and they just finished the spring weed and feed. Casey would like to meet with the board members to discuss the plant replacement that started last year.

The land under the power lines were just bush hogged.

Spraying of the lakes for weeds is continuing on schedule. We are now seeing quite a bit of algae due to the decomposition of the weeds. This is normal. The lakes are being treated for the algae as well. We are seeing a number of fish dying, but this is due to the cold snap that we have had. The dead fish are not due to the spraying or some other serious environmental issue.

Parking on the swales at the bus stop – Traffic department came out to see if there was a sight impairment due to the cars being parked around the traffic circle. They did not find any danger, so no parking signs were not warranted. Due to the county owning the swales they will not allow us to place no parking signs or parking barriers on the swales.

Insurance – Coverage began on 2/25/07. The umbrella policy is being written now, and we will be adding that policy in the next few weeks.

Property manager is now maintaining the e-mail database. PM has the ability to mail homeowners by subdivision. Any messages to homeowners from committees can be filtered through the property manager for distribution.

Financial balance sheets will be available from the previous month by the time the board meets every third Monday of the month.

Lorenzo – Home Depot account has been set up for Lorenzo to purchase supplies. Lorenzo installed all the blinds in the two clubhouses, he painted the small clubhouse and office, replaced pool tiles that had fallen off, replaced all wall outlets, put up the lighting fixtures and wall decorations in the clubhouses, and cleaned the walls along Lakes at Boca Raton drive. He feels they will need to be painted and sealed professionally.

Bank signature cards are in the process of being changed. Rick McCarley, Vinnie Aquilina, and Larry Greenberg will now have signature authority for checks written from the HOA.

Proposals have been received and ready for board decisions: roof replacement for small clubhouse, fencing around pool, auditors, and video camera system.

Fountain on monument will need to be completed to bring us in compliance with the county code. Vendors are being called to give bids to change fountain to a planter.

Board members would like the following action items for property manager: weekly updates to members via e-mail, Mike Lungarini and Wayne Zebrowski would like Casey's phone number to set up meeting.

COMMITTEE REPORTS

Architectural Control Committee (ACC)

The ACC now requires approval from the sub-association before they submit any application for the master association to review.

Chairperson Joe Cancalosi reported that 17 applications were reviewed and half were approved. The other applications that were not approved required additional information in order for the committee to make a decision.

The ACC would like to hire a consultant to put together a color palette for exterior paint colors. The board would like to have three bids for the April board meeting.

The ACC would like to add a new member Al Morro to the committee. Board made the motion, which was seconded and unanimously voted Al Morrow as a new ACC member.

Social Committee

Maj-Britt Strife updated the Board on the 4/14 social they will be holding for the adults (over 21 years old) in the Lakes. The price is \$10.00 per person. Flyers have been distributed.

Committee would like this to be advertised on Channel 63, the Lakesite News.com, and have property manager send an e-mail to each community.

Lakesite News Committee

No report was presented.

Finance Committee

No report was presented.

Compliance Committee

Wayne Zebrowski & Larry Greenberg reported they are attending compliance committee meetings as the liaisons to the board. The community is cleaning up, and the violation process is moving forward. We are at the point where we addressing the worst offenders by initiating fines.

OLD BUSINESS

Second Story Addition to Home in Harbour Landing

Rick McCarley reiterated that the Board of Directors denied adding second story homes to Harbour Landing at the October 2006 board meeting.

Video Security System Upgrade

Three proposals were received to upgrade the security system at the clubhouse. Vinnie Aquilina and Frank Miller would like to meet with the vendors to ensure all blind spots are being covered by the new proposal. Voting will be deferred until more information is presented.

Fencing Project

Fence proposals are still being collected. The clubhouse will be installing a 6' fence around the entire perimeter of the clubhouse including the park area. There is a separate proposal to have the chain link fence replaced with the same decorative fencing, but that fence will be 10'. The shrubs between the park and the pool will be removed and a 4' fence will be installed. This will include a gate that is up to county code for extra security around the pool. The fence will be a steel fence with a spiked fleur delis design to prevent fence hopping. Vinnie Aquilina is the board member working with the property manager to choose best proposal.

2006 audit

I. Burnett reported that DiCrescenzo & Co. will be doing the 2006 audit for The Lakes at Boca Raton. Three bids were received and they provided the best service for the fees.

Clubhouse Roof Replacement

Bids were received. Board approved having the roof replaced as we have reserves that cover this. Property Manager and Vinnie Aquilina will pick the best company for the job.

NEW BUSINESS

Small Clubhouse

- I. Burnett brought up renting out the small clubhouse now that it has been redecorated. This will be tabled for the April Board meeting along with ideas on using the clubhouse for more social activities for homeowners.

Talking Signs for Realtors

Marilyn Zuckerman – realtor in the Lakes at Boca brought up the use of Talking Sign technology in order to sell homes. There is an issue with the governing documents regarding the number of signs that can be placed on a lot. Board would like to review and discuss at a future meeting the issue of talking signs to see how they can be used where the homeowner is still in compliance with the rules and regulations.

With no further business before the Board, R. McCarley motioned to adjourn the meeting at 9:07 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Frank Miller
Secretary

(print name)

The following homeowners attended the Board of Directors Meeting:

Nicholas Palmieri – Good and Welfare discussion about boats on property

Anthony Lazzeri

Al Morro

Alan Kellock

Anthony DiPerna

Maj-Britt Strife

Marilyn Zuckerman – Good and Welfare discussion about talking signs for realtors

Bob Berry

Allen Cone