

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

**LAKES AT BOCA RATON RECREATION CENTER
MONDAY, MAY 7, 2007**

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by Vice President Mike Lungarini at 7:07 pm. Board members present to achieve a quorum were Vincent Aquilina, Iris Burnett, Michael Lungarini, Rick McCarley, Wayne Zebrowski, and Larry Greenberg.

Monument on Yamato & Cain Blvd.

The Lakes at Boca Raton received a violation for expired permits for the monument on Cain & Yamato. The Board discussed options of having the original contractor finish the job, or hiring another contractor to pull new permits in order to bring the monument into compliance with the county. L. Greenberg moved to have Property Manager do the necessary paperwork in order to have the permits re-opened. The motion was seconded and passed unanimously.

Second Story Additions in Harbour Landing

I. Burnett moved to overturn the previous Board of Directors decision to not allow second story additions in Harbour Landing. The motion was seconded and passed with a 5:1 vote. Homeowners are required to have a complete application and work with the Architectural Control Committee to ensure all specifications are approved.

Payment Plans for Homeowners in Arrears

M. Lungarini made a motion to not accept any payment plans for homeowners in arrears with their HOA payments. The motion was seconded and passed with a 5:1 vote.

Revoking Common Ground Privileges for Homeowners with Violations & Homeowners in Arrears

R. McCarley moved to revoke common ground privileges to those homeowners who are at least 2 quarters behind in HOA assessments. This revocation will be to the maximum time period allowed by the LABR Governing Documents or until total payment is received. The motion was seconded and passed unanimously.

L. Greenberg moved to revoke common ground privileges to those homeowners who have not paid fines or corrected violations on their property for a maximum of 60 days. The motion was seconded and passed unanimously.

Nestler-Poletto Land Sale Committee

R. McCarley reports that nothing new is happening on this land deal, and nothing needs to be done with this committee at this time.

Lake Bank Erosion

Board needs to collect more information before deciding how they want to proceed with solutions to the lake bank erosion issue. Board is determining if they need to put together a committee to evaluate the situation and put together a long term plan.

With no further business before the Board, M. Lungarini motioned to adjourn the meeting at 8:51 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