

**THE LAKES AT BOCA RATON
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
LAKES AT BOCA RATON RECREATION CENTER
MONDAY, November 17, 2008**

CALL TO ORDER

Having been properly noticed, The Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by Rick McCarley at 7:00 pm.

Board members present: Rick McCarley, Vincent Aquilna, Lawrence Greenberg, Iris Burnett, Ann Bradley, Paul Feller, Mike Lungarini, Roy Holmes, and Ginger Marinchak.
Board members not present: Wayne Zebrowski.

Rick McCarley brought up a letter received from the Shores thanking the Board for the use of their pool while theirs was closed for repairs.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

The September, October, and the Special Meeting Minutes were up for approval.

Review of the October 2008 Financial Statement

Iris Burnett stated that she is moving money to Sun Trust into the Reserves account (\$250,000).

Iris stated that the garden chairs have been ordered, there is a sample in the office, however, it is the style not the color.

Iris then discussed the Aged Balances with the Board. Questions followed.

Rick McCarley then stated that he would like to have some type of trigger when the Liens and Foreclosures dropping faster than 20%. The Board may need to have a Special Assessment.

Management Report

Gary Grant, Property Manager from GRS, reported that the concrete work had been finished along with the fence in Symphony.

The Lake Project is almost finished and he had been in contact with homeowners who are interested in having their lake banks repaired at their cost.

The board then discussed this matter and Rick McCarley said that he would bring the matter before the Lake Bake Erosion committee and their lawyers.

Gary then discussed the pump on the Kiddie Pool.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Loren Kellock gave report on committee.

The house colors for resident have been found and agreed on.

Vinnie Aquilna stated that it would be nice if the committee had a camera and laptop to help with their committee. A discussion followed.

Social Committee- the Social Committee is still having trouble finding residents to volunteer and have nothing planned; however, the committee is discussing something special for the first of the year.

Lakeside News Committee- Alan Kellock stated there was nothing new to report.

Finance Committee- Iris Burnett discussed this earlier.

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Compliance Committee- Linda Peterson had sent her report to the Board.

Real Estate Committee- Rick McCarley stated no was no new information on this committee.

Media Committee- Larry Greenberg reported that it looks as if they will stay with Comcast with a raise in the cost.

Landscape Committee- Mike Lungarini reported he has received prices on three different sizes and amounts on palm trees for behind Woodstream and the area along Yamato between Lakes at Boca Raton Blvd. and Cain Blvd. Discussion by the Board followed.

Lake Bank Erosion Committee- The sod is starting to be laid on the finished selection of the lake bank. The work should be done with the project by the end of week.

Governing Documents- Alan Kellock stated the committee had set a goal to have a draft on the changes at the December Board Meeting.

OLD BUSINESS

Rick McCarley brought up the Board pursuing former Board Members for past due assessments. A discussion by the Board followed.

NEW BUSINESS

2009 Budget was discussed.

VOTED ITEMS

- **Paul Feller made a motion to accept the September 2008 Meeting Minutes. Iris Burnett second. Unanimous.**
- **Larry Greenberg made a motion to accept the October 2008 Meeting Minutes. Iris Burnett second. Unanimous.**
- **Paul Feller made a motion to accept the Special 2008 Board Meeting Minutes. Iris Burnett second. Unanimous.**
- **Rick McCarley made a motion to purchase a digital camera, screen, computer, and an AV cart not to exceed \$1,500. Larry Greenberg second. Seven (7) yeas, Two (2) nays.**
- **Ann Bradley made a motion to go for the three (3) foot palms to be installed behind Woodstream and along Yamato Road between Lakes at Boca Raton Blvd. And Cain Blvd. Ann Bradley then amended the motion to pay \$14 for the palms. Rick McCarley second. Unanimous.**
- **Rick McCarley made a motion to pursue the past Board Members for past due assessments. Ginger Marinchak second. Three (3) to pursue, Six (6) not to pursue.**

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- **Rick McCarley made a motion to accept the 2009 Budget and let it reflect the assessment fees of \$352.00 a month to be paid by each Homeowner along with \$30.00 for cable. Rick then amended that Symphony would pay \$40 extra. Paul Feller second. With the Board Treasurer, Iris Burnett, out of the room the Board voted Unanimous.**

With no further business before the Board, Rick McCarley motioned to adjourn the meeting at 9:50 PM. The motion was seconded by Iris Burnett and passed unanimously.

Respectfully submitted,

Accepted by,

Lawrence Greenberg
Secretary

(print name)