

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

LAKES AT BOCA RATON RECREATIONAL CENTER

MONDAY NOVEMBER 19, 2009 MINUTES

**Proof of Notice of Homeowners Meeting was posted November 16th, 2009 on Recreation Center
Bulletin Board
Homeowners Forum was begun at 7:00 PM
(Attached)**

CALL TO ORDER

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by Vinnie Aquilina at 7:05 PM.
Board members present to achieve a quorum were Iris Burnett, Ann Bradley, Mike Lungarini, Larry Greenberg, Roy Holmes, David Herbert and Ginger Marinchak. Paul Feller was absent.
The resignation of Phillip DeNino was accepted with regret as temporary Director for Amber Bay. The seat will remain vacant until the January 2010 Homeowners Annual meeting.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

V. Aquilina made the motion to accept the amended October 19th 2009 minutes of the Board meeting, seconded by M. Lungarini and approved by a unanimous Board vote.

MANAGEMENT REPORT

M. Basal, Office and Property Manager, states the lighting within the parking lot has been completed. Additional labor and equipment will be provided by the Company to compensate for the extended time frame outside of contract.

A new piece of exercise equipment will be ordered for the Children's play area.

The new gates around the dumpster will be installed after the present work in the parking lot area is completed. Surveillance signs will then be posted.

The maintenance log is completed for all equipment.

The spraying for the white fly infestation is complete and will be monitored by the Pest Control Company.

New key cards have been ordered. (100)

The parking problem related to the drop-off and pick-up of school children appears to be unresolved. 'No Parking' signs will be posted, and as a last resort the sheriff's office will be notified to resolve the problem.

The problems encountered with Comcast and Channel 63 broadcast appears to be resolved.

The notice and proxy for the Annual Meeting have been mailed.

The new Rental Policy is completed and will be presented to the Homeowners at the Annual Meeting in January 2010 for approval.

New doors for the Maintenance room are needed. AEI Commercial Door and Frame has been contracted to install them at a cost not to exceed \$900.00. The motion was made by G. Marinchak and seconded by I. Burnett. Approval by the Board was unanimous.

An area of increased weeds has been noted in the common areas of Lacrosse. Casey will be notified to rectify the situation.

Bids for alarm monitors for the Clubhouse and property office are being solicited.

COMMITTEE REPORTS

FINANCIAL COMMITTEE

I. Burnett gave the Board a comprehensive report on the collections and delinquencies in the Community. Collections appear to be increasing; however delinquencies and foreclosure issues have also increased.

I. Burnett suggested to the Board that Pelican Cay subdivision be allowed to handle its own finances as of the present without assistance from the Master Association. G. Marinchak made the motion, seconded by M. Lungarini, and passed by the Board with D. Herbert abstaining from the vote.

Mailing of the December 15 2009 Assessment statement will contain the delinquency policy for Owner enlightenment.

COMPLIANCE COMMITTEE

The committee has asked that the removal of the fine cap be placed before the Homeowners at the Annual Meeting in January, 2010.

ARCHITECTURAL CONTROL COMMITTEE

Reports process goes well. Pelican Cay sub division will submit all ACC requests to the Master Association applicable for final approval/disapproval.

It is to be noted that any owner with an outstanding balance in assessment, fines, etc. will not get approval for architectural modifications until their account is current. The motion was made by M. Lungarini, seconded by R. Holmes, and unanimously supported by the Board.

GOVERNING DOCUMENTS COMMITTEE

After discussion of the proposed Rental Policy to be voted on by the Community at the Annual Meeting, the Board has voted to adopt and accept the changes recommended by KGR attorneys. The motion was made by L. Greenberg, and seconded by A. Bradley. The Board vote was unanimous.

LAKESITE NEWS COMMITTEE

The new Classified Network revamped by Loren Kellock appears to be functioning well.

LANDSCAPE COMMITTEE

M. Lungarini stated that the next section of the Lake Bank erosion repair will begin in December; 2009. The motion was made by L. Greenberg, seconded by I. Burnett, and accepted by the Board unanimously. It will consist of 2500 linear feet in areas behind Harbour Landing, Harbour Lakes, and behind Cypress Bend. The landscaping of the Rec. Ctr. and parking lot are in progress.

The holiday lighting and decorating of the Recreational area and monuments are also in progress.

The lighting problem with the monument located at Cain Blvd. and Yamato Rd. will be attended to by our present electrician. The motion was made by M. Lungarini and seconded by A. Bradley with a unanimous Board approval.

The new benches for the children and parents will be installed during the Christmas break.

OLD BUSINESS

Drawing for the new monuments signs are being considered for probable January 2010 replacement. Discussion of a 25th community celebration will be placed on hold until January, 2010.

NEW BUSINESS

Project to consider for 2010:

- Placement of surge protectors for Office building and equipment room.
- Purchase of Conference table for Office meeting room.
- Pool deck restoration.
- Wi-Fi installation request from Homeowners.
- Continuation of landscaping 5 year plan.
- Ceiling fan(s) for bathrooms.

With no further business before the Board, V. Aquilina motioned to adjourn the meeting at 9:56 PM. The motion was seconded by M. Lungarini and passed unanimously.

Respectfully submitted,

Secretary
Ginger Marinchak

