

**THE LAKES AT BOCA RATON  
HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING  
LAKES AT BOCA RATON RECREATIONAL CENTER**

**MONDAY, OCTOBER, 18<sup>TH</sup>, 2010  
7:00 PM**

**Proof of Notice of Homeowners Meeting was posted October 18<sup>th</sup>, 2010 on the Recreation  
Center Bulletin Board  
Homeowners Forum was begun at 7:02 PM**

**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 7:17 PM. Board members present to achieve a quorum were Ann Bradley, Mike Lungarini, Larry Greenberg, Pat Luciano, Iris Burnett, David Herbert, Roy Holmes and Ginger Marinchak.

**APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES**

A motion was made by D. Herbert to accept the September Minutes and seconded by M. Lungarini. The vote of the board was unanimous.

**MANAGEMENT REPORT**

L. Kellock, Property Manager, announced that the contract for repair of the damaged sidewalks by Novoarbor during tree cutting will be awarded to JLC Builder Services, Inc. in the amount of \$2150.00. The Insurance amount received was \$2200.00. The motion was made by I. Burnett and seconded by G. Marinchak with a unanimous Board approval.

The continuing problem with the poolside pavers is being addressed with National Paving. They are in the process of evaluating and repairing.

The problem of intermittent power outage was addressed with FPL to a satisfactory conclusion. All equipment within the office is surge protected with battery backup for safety.

The bus stop issue appears to be lessening.

The guard poles on Cain Blvd. were all removed by the county as illegal.

A new bulletin Board has been installed at the entrance to the pool area.

The possibility of setting up ongoing accts with Ace Hardware and Home Depot is being explored and will be further discussed at the November Board Meeting.

D. Herbert will research and report on the possibility of an American Express Credit Card with monthly statements for tracking of expenses at the November Board meeting.

L. Kellock has requested and was granted approval for a new seat for the golf cart.

The exhaust fans for the bathrooms are on hold until the November Meeting.

The contract with Southern Weed Control is up for renewal. The decision will be reached at the November meeting.

**COMMITTEE REPORTS**

**FINANCIAL COMMITTEE**

The 2011 Budget has been ratified and sent to GRS. L. Greenberg made the motion, seconded by M. Lungarini with D. Herbert opposing. A discussion was held regarding a new format for the budget from quarterly to monthly. The FOC committee will take it under advisement after the beginning of the year, 2011. D. Herbert will lay out a format to study.

### **LANDSCAPE COMMITTEE**

M. Lungarini states that bids for planting of new trees/shrubbery are being obtained with planting to begin in December.

The holiday lighting project will commence after Thanksgiving.

### **COMPLIANCE COMMITTEE**

Clarification of the fine schedule will be re-written for Renters.

### **ARCHITECTURAL COMMITTEE**

L. Kellock will step down as Chairperson of the ACC as she has assumed the position of Property Manager for the Association. Steve Schlaks will assume the position of Chairperson of the ACC. The motion was made by A. Bradley, seconded by M. Lungarini, and approved by the Board unanimously.

### **GOVERNING DOCUMENTS COMMITTEE**

A. Kellock, Chairperson of the Governing Documents Committee has presented a draft of the deposit issue with renovations and a clarification of the fine schedule to the Board. Both issues will be sent to KGB for analysis.

### **OLD BUSINESS**

LABR 25<sup>th</sup> anniversary plans have been finalized. Date of event is November 6, 2010, 12N to 5 PM with all residents invited.

The colors for the directional signage have been clarified. MSC Marketing will now design types of markers we could use to enhance our community.

The new tables for the pool area will be ordered when the paver problem is solved.

Negotiations with Ace Hardware and Brendy's are still proceeding.

### **NEW BUSINESS**

Because of the misuse by some homeowners, discussion was held regarding rules within the pool area with regard to insurance liability of the Association.

With no further business before the Board, M. Lungarini motioned to adjourn the meeting at 9:50 PM. The motion was seconded by D. Herbert and passed unanimously by the Board.

Respectfully submitted,

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Secretary

Ginger Marinchak  
Secretary