

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

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

**MONDAY, SEPTEMBER 20TH, 2010
7:00 PM**

**Proof of Notice of Homeowners Meeting was posted September 17th, 2010 on the Recreation Center
Bulletin Board**

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 7:03 PM.

Board members present to achieve a quorum were Ann Bradley, Mike Lungarini, Larry Greenberg, Pat Luciano, David Herbert, Iris Burnett and Ginger Marinchak.

Roy Holmes was absent.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

D Herbert Made the motion to accept the August Minutes seconded by I. Burnett, and unanimously approved by the Board.

Southern Weed Control made a presentation to the Board requesting a modest fee increase beginnings with their contact renewal in November. Southern Weed will make a comprehensive quarterly report to the Board beginning in October. The Board will vote on this contract renewal at its October meeting.

A second presentation by MSC Marketing was given regarding the modifications and designs of the monuments, to include logos, style, color and lettering replacement. Copies of all designs were given to the Board. MSC would like to be notified of the Board decision within two weeks so as to be able to coordinate the signage into the plan for further approval.

MANAGEMENT REPORT

V. Aquilina announced the resignation of Property Manager, Martha Basal, effective October 1, 2010, due to relocation. After a conference with GRS Management and the present Board, the appointment of Loren Kellock was approved. She will begin as the new Property Manager October 4th, 2010. The motion was made by I. Burnett, seconded by M. Lungarini, and passed by the Board unanimously. The Board wishes M. Basal good fortune.

M Basal, reported that the project of replacing the pool depth markers and sealing has been completed satisfactorily.

Sidewalk repairs are ongoing in negotiations with the County.

JLC Bldrs. proposal for repairs the Association is responsible for will go forward with the signed release. The Insurance Co. will issue a check for \$2200.00. The motion was made by L.

Greenberg, seconded by G. Marinchak, and approved by a unanimous Board vote

The procurement of procurement of a credit card for the Association with a limit of \$1000.00 was discussed. The motion was made by M. Lungarini, seconded by L. Greenberg, and accepted by the Board. D. Herbert will look into the type of credit card to obtain for the association and report back at the October meeting.

A discussion for changing the site of the Annual meeting was held. The meeting will continue to be held at Eagles Landing School.

The exhaust fans for the bathrooms and proposals for installation are being considered.

The school bus issue is gradually improving at the Recreation entrance. Lorenzo Wilder, maintenance, will install additional yellow poles on the West side of Cain Blvd from the round-a-bout toward Yamato to discourage parking in the swale.

Quotes on Insurance rates will continue to be obtained. The LABR Insurance plans will be up for renewal in February, 2011.

COMMITTEE REPORTS

FINANCIAL COMMITTEE

I. Burnett delivered a breakdown of the financials for the Board obtained from GRS. We have 126 residents in arrears with either assessment or violation fines as of this date. KGB is continuing aggressively to follow up. An FOC meeting will be held during the following week to review the final Budget before ratification at the October meeting.

LANDSCAPE COMMITTEE

M. Lungarini distributed the landscaping plans for the Community to the Board for review. **(Attached)** 2 more bids are being looked into. \$24000.00 is allocated for these revisions.

The problems of roots as trip hazards were discussed and cannot be addressed due to the need for air for the roots of these trees to survive. No solution is available.

No sign of white fly infestation has been noted, but it will be monitored. Normal spaying time is in December.

The erosion problems noted in Cypress Bend are solved.

COMPLIANCE COMMITTEE

Linda Petersen, Chairperson, made a suggestion for clarification in the Fine Schedule in regard to the Rental Policy. Alan Kellock will review the changes requested and report back to the Board.

ARCHITECTURAL REVIEW COMMITTEE

With the advent of L. Kellock's assuming the position as Property Manager, a new Chairperson for the committee will be required. Discussion will be held at the October Board Meeting.

GOVERNING DOCUMENTS COMMITTEE

The rewritten changes to section 10 of the Governing Documents has been proposed and agreed upon by the Board. It will be placed on the agenda for the Homeowner vote at the Annual Meeting. **(Attached)** Additions to the Governing documents will also include:

Changes to any dwelling will require a \$1000.00 deposit by the homeowner for damages which might be incurred during remodeling or additions. This deposit will be returned to the Homeowner after completion of the changes to the structure. The issue will be clarified at the October Board Meeting.

OLD BUSINESS

LABR 25th anniversary plans are nearing completion.

Tables and benches (4) which were on hold are now to be ordered for the Recreation Poolside area Holiday lighting project will be under the supervision of M. Lungarini and his committee.

The progress of signage with Ace Hdwe and Brendy's continues. Letter attached from Ace Hardware.

A blank sign in front of the property occupied by Ace Hdwe is to be removed. I. Burnett will check the property line.

With no further business before the Board, D. Herbert motioned to adjourn the meeting at 10:10 PM. The motion was seconded by A, Bradley and passed unanimously by the Board.

Respectfully submitted,

Secretary

Ginger Marinchak
Secretary