

THE LAKES AT BOCA RATON

HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

LAKES AT BOCA RATON RECREATIONAL CENTER

MONDAY, NOVEMBER 15TH, 2010

7:00 PM

Proof of Notice of Homeowners Meeting was posted October 18th 2010 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 7:25 PM.

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

Ann Bradley was absent.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

D. Herbert made the motion to accept the October 18th 2010 minutes. The motion was seconded by M. Lungarini and approved by a unanimous Board vote.

V. Aquilina presented the application of Alan Kellock to act as Director at Large since no applicant has stepped forward to fill the vacancy in Amber Bay. A motion was made by M. Lungarini to accept the application, seconded by R. Holmes and unanimously accepted by the Board. and will continue until January, 2012.

MANAGEMENT REPORT

The New contract with Southern Weed Control has been accepted and signed. The motion was made by M. Lungarini, seconded by R. Holmes, and accepted by the Board unanimously. V. Aquilina signed the contract forthwith.

A design for directional and monumental changes will be presented by MSC during the Thanksgiving week.

Insurance renewal, due in February, 2011 will remain with Bateman, Gordon & Sands.

The Lacrosse re-landscaping project due to vehicular damage has been completed.

Light replacement in Symphony and Harbour Landing has also been completed

The sidewalk repairs in Symphony and Cape Sable due to damage from tree trimming are still being processed. Since the areas involved are small in scale, interest in the job is scarce. Loren Kellock, Property Manager, will continue to solicit a contractor.

The first set of proxy ballots for the Annual meeting were mailed this week to the Homeowners.

Five subdivisions will be electing representatives to the Board at the January Annual meeting; Cape Sable, Cypress Bend, Symphony, Harbour Lakes, and Pelican Cay.

The Annual meeting will be held at Eagles Landing School January 24th, 2011 has been confirmed.

Comcast has agreed to keep the rate of charges the same to the Homeowners until June, 2011 per the contract.

Payment to Comcast will now be made by automatic bill paying due to time constraints.

An application from Ace Hardware will be set up for the LABR HOA. .

Ambassador Pest Control has sprayed the Ficus trees and shrubbery due to the infestation of White Fly. Approximately 20 residents also took advantage of their offer at a reduced fee.

Bids are now in for the installation of exhaust fans for the Bathrooms for comparison.

Nat'l Paver has again suggested that we wait and see what will happen within the next 2-3 months with the effervescence noted to the pavers. The vendor claims nothing can be done at this time.

The work room adjacent to the office will be redone in order to promote safety features, organization and to complete an inventory of supplies.

The tables planned for the pool deck will remain on hold until January due to the deck being stabilized.

The new seats for the golf cart have been ordered and Lorenzo Wilder, our maintenance manager will install. Cost is \$140.00 each.

Thermometers were ordered for the small pool at a cost of \$214.00 for Health Dept compliance.

COMMITTEE REPORTS

FINANCIAL COMMITTEE

The 2011 Budget report has been given to GRS.

Symphony assessment will amount to \$450.00 per quarter plus \$40.00 for a total of \$490.00

Pelican Cay assessment will amount to \$450.00 per quarter plus \$85.00 for a total of \$535.00

Woodstream will amount to \$450.00 per quarter plus \$81.00 per month to the Woodstream Association.

Homeowners in the other 7 subdivisions will pay to \$450.00 per quarter.

All will include Comcast cable

Due to a technical problem I. Burnett was unable to present the final report from GRS regarding delinquent fees. A special report will be given to the Board when available.

EROSION & LANDSCAPE COMMITTEE

Bids for the planting of trees and shrubbery will be discussed at the December Board meeting.

Bids are out for the continuation of the Lake Bank restoration to begin in January, 2011.

Holiday decorating and lighting will begin after the Thanksgiving holiday.

COMPLIANCE COMMITTEE

New forms are being developed to assist the Property Manager and the committee to complete violations.

ARCHITECTURAL COMMITTEE

The architectural committee is asking for new members to assist them in their endeavor.

GOVERNING DOCUMENTS COMMITTEE

Alan Kellock has presented proposed changes to the Declaration and the Rules & Regulations. (Attached)

A motion was made by G. Marinchak, seconded by L. Greenberg, and accepted by the Board unanimously to accept all proposed modifications of the Rental Policy.

All changes to the Declaration of Covenants concerning parking, leasing of dwellings, and conveyance of parcels were approved by the Board for a membership vote at January's Annual Members Meeting.

The issue of sale of conveyance of a home will be stricken from the Declaration, subject to Homeowner vote at the January Annual Meeting.

A discussion was held concerning a "walk around" to be done within the community to enforce the regulation regarding plantings in the common area and on lakefront lots by residents, as well as height of hedges to 3 feet.

David Herbert left the Board meeting at 9:10 PM

OLD BUSINESS

The 25th Celebration was deemed a moderate success by the residents with over 200 attending.

NEW BUSINESS

A short discussion was held regarding a possible dinner affair for the Board and committee members in appreciation for their hard work to be held in January. It will be further discussed at the December meeting.

With no further business before the Board, A. Kellock motioned to adjourn the meeting at 10 PM. The motion was seconded by L.Greenberg and passed unanimously by the Board.

Respectfully submitted,

Secretary

Ginger Marinchak

Secretary