

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

**LAKES AT BOCA RATON RECREATION CENTER  
MONDAY, NOVEMBER 20, 2006**

Prior to the business meeting, Frank Casey from Casey's Lawn Service addressed the board on the status of landscaping at the Lakes at Boca Raton. He made some recommendations on upgrading services in 2007, for which he will submit a proposal to the Board.

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by R. McCarley. Board members present to achieve a quorum were Vincent Aquilina, Iris Burnett, Fernando Cruz, Barbara Dubois and Alan Kellock. Also present were Rachel Cohen and Allison Waldman of G.R.S. Management, Inc.

**COMMITTEE REPORTS**

**Architectural Control Committee (ACC)**

Joe Cancalosi reported that a meeting of the Architectural Control Committee was held on November 14, 2006 at which 12 applications were reviewed.

**Financial Report**

I. Burnett reported that the Association is operating under budget year-to-date. The 2005 audit was completed by DiCrescenzo & Company, but it has not been released to the Lakes at Boca Raton as of November, 2006. Foreclosure proceedings have been initiated against 11 homeowners in arrears. The Lakes at Boca Raton has \$480,000 in its bank account.

**Compliance Committee**

A. Kellock reported the Compliance Committee had a meeting on November 8, 2006, at which Linda Peterson was elected Chairperson. A. Kellock moved to add Lacrosse homeowner Jerry Wisotsky to the committee, I. Burnett seconded the motion, and the Board voted unanimously in favor.

**Communications Committee**

A. Kellock reported that the Communications Committee name will be changed to the Lakesite News Committee. The password to access [www.thelakesitenews.com](http://www.thelakesitenews.com) has been removed so all homeowners will now have easier access. A section for new homeowners is now up on the website.

**Social Committee**

A. Kellock reported the Social Committee is under budget. The Halloween party was a huge success. The committee is planning an adult social in February, 2007. The committee is still looking for additional volunteers to assist with future functions.

**Governing Documents Committee**

A. Kellock reported that the amended Articles of Incorporation and Bylaws have been filed with the County Clerk and, together with the new Rules & Regulations section, will soon be posted on the website.

### **Management Report**

R. Cohen reported that G.R.S. hired Lorenzo Wilder as a full-time maintenance person for the Lakes at Boca Raton. L. Wilder's hours are Monday – Friday 8:00 AM to 4:00 PM. He will be responsible for maintaining monument lighting, overseeing landscaping and irrigation, picking up debris in the Common Area including the roadways and sidewalks, removing prohibited signs in the community, keeping the pool area and tennis courts clean, and general repairs.

The electrician inspected all lighting in Lakes at Boca Raton and reset the timers. The pump station located at the clubhouse has been repaired. The electrician is preparing a quote to increase voltage to the pump station to prevent future damage to the pumps at that location. Flowers were planted, and the traffic circle cleaned up.

Violations are being performed on a regular basis by A. Waldman. The following communities have been completed: Cape Sable, Symphony, Port Cayman, Harbour Lakes, Amber Bay & Cypress Bend.

The following proposals are on the table: gate systems, cleaning service, replacing the barbecue grills, pressure washing, bathroom restoration, awning for clubhouse, and street signs for Symphony.

G.R.S. is still awaiting proposals from:

Sunflower Landscaping – complete walk through completed for comparison to Casey's Lawn Service.

Accountants – waiting on two more proposals for accounting services.

Liens have been filed by Sachs Sax Klein against more than 30 homeowners in arrears. A new flag has been installed at the clubhouse. The sidewalk between Cape Sable & Symphony has been repaired. The new directory at the clubhouse has been installed. Holiday lights have been put up.

### **PROPOSALS**

R. McCarley will investigate other alternatives for replacing the barbecue grills.

Gate systems – the Board would like at least one more bid for gate systems by the next Board meeting.

Cleaning service – the Board would like a more customized plan for the Lakes at Boca Raton with less coverage hours.

Power washing – A. Kellock & V. Aquilina found a company that will pressure wash 2,500 square feet of sidewalk and the three clubhouse buildings for \$5,000.00 Work will begin before the Christmas holidays. The Board approved the pressure washing project at a previous meeting.

Bathroom restoration – R. McCarley moved to appropriate \$40,000 to upgrade bathroom and clubhouse areas. A. Kellock seconded the motion. The Board unanimously approved the \$40,000 financing of the restoration project.

Awning for clubhouse – R. McCarley moved to appropriate \$4,200 toward the replacement of the awnings on the clubhouse. F. Cruz seconded the motion. The Board unanimously approved the \$4,200 financing of the awning replacement.

Street signs for Symphony – V. Aquilina moved to hire Fast Signs to replace the street signs in the Symphony subdivision for \$1,173. Motion was seconded by I. Burnett. The Board unanimously approved the \$1,173 appropriation for the street sign replacement.

## **OLD BUSINESS**

### **WBCC Delegation:**

R. McCarley will volunteer to be a member of the WBCC delegation. Additional volunteers will be solicited through a mailing and on the community website.

### **HOA Insurance Coverage:**

G.R.S. will look into insurance options, as Philadelphia Insurance will no longer be providing coverage to the HOA as of February, 2007.

### **Tennis court repairs:**

V. Aquilina moved to spend \$50,000 to resurface and upgrade the tennis and basketball courts with the Fast Dry company. I. Burnett seconded the motion. The motion was passed unanimously.

## **NEW BUSINESS**

### **2007 Budget:**

R. McCarley moved to accept the 2007 budget as prepared. Barbara Dubois seconded the motion. The motion was passed and the 2007 budget was approved by a 4 to 2 vote.

### **Rules and Regulations:**

A. Kellock moved to accept the Rules & Regulations. I. Burnett seconded the motion. The motion was passed by a 5 to 1 vote, with R. McCarley voting no.

### **Clubhouse Rental Policy:**

Tabled for future meeting.

### **Mailbox Repairs:**

Homeowners are responsible for the repair of their mailboxes. If a citation is given due to a mailbox in disrepair, the name and number of the repair company will be included for the homeowner's convenience.

### **Late Fees for Assessments:**

R. McCarley moved to increase the late fee from \$25.00 to \$50.00. V. Aquilina seconded the motion. Motion passed unanimously.

### **Transfer Fee:**

R. McCarley moved to discontinue charging a \$50 transfer fee as long as G.R.S. Management is the management company. A. Kellock seconded the motion. Motion passed unanimously.

### **Rental Properties:**

Tabled for future board meeting.

### **Out-of-Pocket HOA Expenses:**

It was decided to set up a petty cash system to handle HOA expenses under \$50.00. A credit card will be maintained by the office manager to purchase items for the HOA online or in stores. Signature authority will be limited to the office manager.

### **Holiday Lights:**

V. Aquilina moved to spend \$500 to upgrade the holiday lighting for the community. I. Burnett seconded the motion. Motion passed unanimously.

### **Playground Fence:**

Board would like a quote to raise the fence around the playground to 8 feet.

### **Repainting Homes:**

R. McCarley moved to allow homeowners to repaint their homes the same color that was previously approved by the ACC. Fernando Cruz seconded the motion. The motion did not pass, with A. Kellock, V. Aquilina, I. Burnett, and B. DuBois voting no.

With no further business before the Board, R. McCarley motioned to adjourn the meeting at 10:10 pm. The motion was seconded and passed unanimously.

Respectfully submitted,

Accepted by,

Allison Waldman, Office Manager  
G.R.S. Management, Inc

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(print name)