

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

**LAKES AT BOCA RATON RECREATION CENTER
MONDAY, OCTOBER 16, 2006**

Having been properly noticed, the Lakes at Boca Raton Homeowners Association, Inc. Board of Directors meeting was called to order by President Rick McCarley at 7:20 PM. The following Board members were also present: Barbara DuBois, Charlotte Budish, Fernando Cruz, Alan Kellock, Frank Moeller, Vincent Aquilina, and Iris Burnett. Property Manager Rachel Cohen and Operations Manager Marty Deiser from G.R.S. Management was also present.

APPROVAL OF MINUTES

A motion was made by F. Moeller and seconded by B. Dubois to waive the reading of the minutes from September 18, 2006 and approve as submitted. The motion passed unanimously.

FINANCIAL REPORT

I. Burnett reported that the final financial statement for 2005 has been received from the accountant. G.R.S. Management will now be providing monthly financial reports. Hawk-Eye Management will not release remaining paperwork until they receive their final payment.

MANAGEMENT REPORT

R. McCarley introduced Rachel Cohen, the new Property Manager. She reported that she has met with Office Manager Allison Waldman each day to familiarize herself with the job and receive any updates. R. Cohen has also met with a couple of vendors for maintenance and janitorial duties, and begun to inspect for violations in the community.

COMMITTEE REPORTS

ACC -- Joe Cancalosi reported that the committee reviewed 19 applications at its last meeting and that most were approved.

Social Committee –A. Kellock reported that the flyers and posters went out for the Halloween Party which will be held Sunday, October 29 from 1 pm to 4 pm.

Communications Committee –A. Kellock explained to the Board that he planned on putting the financials on the website. However, there are three possibilities in regards to having them posted: open access to anyone who would like to view the financials, password protected so that only registered users can gain access, or not to post the financials at all. Rick McCarley made a motion to post the P&L, the balance sheet, a

disclaimer, and a short explanation of each line item with password protection. Seconded by Frank Moeller and passed unanimously.

Governing Documents Committee --No report was presented.

Finance Committee -- Iris Burnett will review the 2007 budget with the Finance Committee. A notice will be mailed to each homeowner on November 3 that the Board will vote on the budget for 2007, including the amount of the quarterly maintenance fee, at its regular November 20 meeting.

ITEMS DEFERRED FROM SEPTEMBER BOARD MEETING

Storm shutter rule --The Board deferred this item.

Winter flower bed plan – A. Kellock stated that the plan for the winter annuals should be worked on soon. Also, there are numerous brown spots in the Common Area grass. It was agreed that the entire irrigation system needs to be reviewed and remedied.

School bus-stop issue --There is a constant problem with children from other communities being dropped off at the Recreation Center. The Board deferred this item in order to consider possible solutions.

Office & bathroom renovation -- Charlotte Budish reported that she obtained three contracts, one of which did not include permit information. R. Cohen will contact two companies for more information. The Board deferred this item until the November Meeting.

Maintenance & janitorial service – A. Kellock made a motion to send ACT Janitorial a 30-day notice of cancellation. Seconded by V. Aquilina and passed unanimously.

OLD BUSINESS

Vacant Lacrosse Board seat – R. McCarley made a motion to accept Mimi Markus as the new Board member. Seconded by F. Moeller and passed unanimously. A. Kellock made a motion to nominate M. Markus for Communications Liaison and also as a Communications Committee member. F. Moeller seconded the motion. All in favor -- motion passed unanimously.

Harbour Landing vote – R. McCarley made a motion that Harbour Landing not permit 2-story additions. B. DuBois seconded the motion. The motion deadlocked at 4-4, with A. Kellock, I. Burnett, F. Moeller and V. Aquilina against. R. McCarley made another motion that Harbour Landing not permit 2-story additions. B. DuBois seconded the motion. The motion passed 5-3 with A. Kellock, I. Burnett and F. Moeller against.

Ernie Thompson Dismissal – A. Kellock informed the Board that Harbour Landing's Board Director Ernie Thompson had missed three monthly Board meetings in a row,

which requires his involuntary dismissal per our Bylaws. A letter will go out to homeowners in Harbour Landing inviting anyone interested in being appointed by the Board to replace E. Thompson to let R. Cohen know.

Nestler-Poletto land transaction – R. McCarley informed the Board that he met with Nestler-Poletto regarding, among other things, the light poles for the parking lot, which should be installed within 45-60 days.

NEW BUSINESS

Revised Governing Documents – A. Kellock reported that the revision of the Articles of Incorporation and Bylaws is still in legal review at Sachs Sax Klein.

Compliance Committee guidelines & appointments –A. Kellock proposed having an orientation meeting for the Compliance Committee once appointed. The following homeowners were appointed to the committee unanimously: Philip Abisognia, Annabelle Hornyak, Linda Petersen, Robert Laubenberger, Michelle Homoky, Larry Greenberg, Roy Holmes and Greg Nicholls. V. Aquilina, F. Moeller, A. Kellock & I. Burnett blocked the appointment of Michael Lungarini on a 4/4 tie vote.

WBCC delegation appointments -- Board members will attend when they are available.

Statements vs. coupons for '07 –R. McCarley made a motion to have GRS send out statements instead of coupons for '07. B. DuBois seconded the motion. All in favor -- motion passed unanimously.

A motion was made by R. McCarley and seconded by B. DuBois to adjourn the meeting at 10:05 p.m. The motion passed unanimously. The next Board Meeting is Monday, November 20, 2006 at 7pm.

Respectfully submitted,
Corri Ruane, G.R.S.
Recording Secretary

Accepted by

(print name)