

**GARDENS OF FOREST LAKES CONDO ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 26, 2016**

The meeting of the Gardens of Forest Lakes Condo Association Board of Directors will be held as follows:

Date: Wednesday October 26, 2016

Time: 7:00 PM

Place: Bay Management office  
2445 Tampa Rd. Suite B  
Palm Harbor, FL 34683

Agenda:

1. Call meeting to order establish quorum- John Benincasa, Phil Brown, Rahn Smart, Vanita Hall, Natalia Medaglia 7:08 Natalia and Rahn call meeting to order.
2. Proof of meeting notice – posted
3. Approval of minutes from September 28, 2016 Board Meeting- John motions, Phil seconds to approve the meeting minutes as amended.
4. Treasurers report- need a full analysis of the financials. Natalia will send out an email about setting up a meeting with Cat about the financials.
5. Owner Comments- no owners came. Phil stated a comment on keeping the meeting at one hour.

Old Business:

1. Pest Control – Vanita motions to approve ART's proposal to complete the pest control, John seconds. Rahn approves. Phil and Natalia do not.
2. Bank CD- completed in October.

New Business:

1. New President – Vanita is stepping down. John nominates Natalia to be President, Rahn seconds, all in favor. Natalia accepts position and appreciates the support.
  - a. Rahn requests that the board has a more transparent communication.
2. Palm Tree Trimming – current budget 2,500 to 5,000 for 2017 (to trim 2x a year). Vanita motions to trim palm trees by tropical lawn and garden for ALL palm trees for the 2K proposal, Phil seconds, all in favor.

3. Pressure Washing – current budget 2,000, up the budget to 3,000 for a partial cleaning mid-year and transfer the extra 1K from the deferred main budget.
4. No Trespassing Sign – Bay management to replace the no trespassing with no camera on the picture.
5. Stairwell Lighting – Patrick to call a lighting experts about lighting for staircase (first priority) then to help bring some light to the community.
  - a. Maintenance to replace rusted / broken external light fixtures by the unit's front doors. Broken fixtures caused by owner / tenants are the responsibility of the owners/tenants and will be billed.
  - b. Some stairwells need minor repairs / maintenance. Phil will research on how to make these repairs and he will inform the board when he figures it out.
6. 127F App Fee – owner no show. N/A on issue.
7. 138 Hunter Lake Leak – Patrick to send a letter to the owner that we will fix the drywall but if the drywall gets damaged again then the owner of the unit is liable for that damage (138A).
8. Electrical switch gears – Patrick to cancel electrical. John motions to reimburse Rahn for electrical issue brought to the boards attention a few months ago, Natalia seconds, all in favor.
9. Roof Quote – Proposal is pending... this is for budget purposes.
10. Dog Waste Station Information –
  - a. Company a stand with trash can is \$279 each but if you buy four there is a discount. 2,000 bags is \$80
  - b. Company b stand with trash is \$199 each, 2,000 bags for \$60 (free shipping on the bags). John motions to order 4 posts from company b at \$199 each and a 2,000 pack of bags, Vanita Seconds, all in favor
11. Running Credit For Applications – Vanita motions to drop the credit portion of the application process and keep everything else constant, Rahn seconds, all in favor.
  - a. New application fee is \$35 per person with the credit report removed. If the cost of the background check goes up then the application fee will go up.
12. Dog bite – Tankel sent a letter to the association's insurance agent 10-24-2016. We need to verify if the tenant still lives there and if the dog is gone. Need to make sure the application is current and if there is a dog on the application. Need to send a copy of the defendant's application to the lawyer as it states the dog was under 20lbs.
13. Schedule Next Meeting -11/2/2016 at 7pm
14. Adjournment – Natalia motions to adjourn, Rahn Seconds... all in favor... 9:35pm