

# **FOREST LAKE ESTATES HOMEOWNERS ASSOCIATION**

## **BOARD MEETING MINUTES**

### **THURSDAY, APRIL 27, 2023**

#### **ROLL CALL:**

Present at the meeting were Rachel Shender, Rachel Andrusier, Roberta Van Donge, Michelle Anati, and Thelma Quiroa representing J&L Property Management.

Absent from the meeting: Shalom Drihem

Meeting called to order at 7:00 P.M by Rachel Shender.

Motion made by Rachel Andrusier to approve previous minutes.

Motion seconded by Michele Anati.

All in favor, motion passed.

Motion made by Rachel Shender to all officers to gain access to Forest Lake Estates

Motion seconded by Rachel Andrusier

All in favor, motion passed.

Motion made by Roberta Van Donge to approve Storm Water Management Agreement.

Motion seconded by Michelle Anati

All in favor, motion passed.

Motion made by Rachel Shender to amend the Association Documents

Motion Seconded by Michelle Anati

All in favor, motion passed.

Financial reports tabled.

#### **Updates from the president:**

**Woodlands** 13th Floor Building was approved. Rezoning to become residential- agreed by Tamarac. Most important issue is saving 64th street access. There is a small portion existing Forest Lake Estates on the right side going north which belongs to Tamarac.

Officially Forest Lake Estates has no control of the road. The entire exit on 64th belongs to Tamarac.

The community needs to be part of this project. We need our owners to show up. 64th can't be blocked or privatized. Andi Felix contacted the President, and he has spent six (6) years trying to fight to prevent the building of this thirteen-floor building.

**Police Update:** There was a body found by the lake. - no foul play. Stolen vehicle, chased by police and apprehended by BSO. Vehicle recovered. Discussed bicycles thrown by Cypress Hollow wall. Cameras are operational. They are monitored at the gate/guard house.

#### **OLD BUSINESS:**

Violations and code enforcement

Code Enforcement tabled.

Blue Streak- Thelma is working on getting them to repair all damage caused during installation.

Electrical by the entrance- raised light 6' bring up to code.

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**NEW BUSINESS:**

Amending the docs. Need to form a committee – volunteers are:

Mr. Harris and Rose Rodney

Parking is an issue.

Metal roofs and tile roofs will not be permitted after 2030.

Board would like to collect Capital contribution for new owners.

Rental Application process by management company. Rental percentage to be capped. Not permitted to rent for first year of ownership.

The cost to amend the docs is \$1500.00-\$3,000.00 for attorney fees depending on how many amendments are to be revised. Also need 2/3 vote from homeowners. Attorney would help with all correspondence and procedures.

**OWNER CONCERNS:**

Owners commented about having zoom meeting.

Meeting every month. Share information with the community if they will be quarterly meetings.

Owners want to have a social activity to bring community together.

One owner states that she emailed Tamarac Commissions and out of five (5) she received responses from four (4) of them. She did the same with Lauderhill Commissioners and no responses received. She suggested for city representative to attend HOA meetings.

Cypress Hollow is in touch with Forest Lake Estates

Some owners are all for code enforcement to come into the community to help resolve all the issues.

Reminder once a month about the trash cans.

Drain was installed in the past to help get rid of water settling on 64th Street.

Mosquito treatment was done by the city.

Not impressed by the entrance

There is a pothole at 4139 NW 65 Street.

Need new cone or dividers to install by front entrance. Thelma to purchase and bring to the community.

Motion to adjourn meeting made by Rachel Shender at 8:38 PM

Motion seconded by Roberta Van Donge

All in favor, motion passed.