

THE ESTATES OF TANGLEWOOD LAKES

Minutes of April 2016 Meeting of the Board of Directors

The Meeting of the Board of Directors was held on April 18, 2016 at Dunkin' Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The Vice President (Audrey Carballo) called the meeting to order at 7:15 pm.

Audrey Carballo, Harry Stevens and Linda Elizalde were present
Jose Ockerman and Darren Atinsky were absent

Miami Management
Nelly Gordillo was present

I. Approval of Minutes

Harry motioned to accept the March minutes as read. Linda seconded. Motion passed unanimously and the March minutes were approved.

II. Treasurer's Report

As of 3/31 in Banco Popular, we have \$99,763.18, in Checking, \$10,168.75 in savings, plus CD's of \$162,169.11 for total funds in Banco Popular of \$272,101.04. In We Florida Financial, we have \$69,956.21 in Savings and CD's of \$30,526.84 for total funds in WFF of \$100,483.05. We earned \$99.11 extra income, unexpected income of \$2449.84 and \$197.45 in reimbursement income. We have accounts receivables over 7K which includes \$33.52 in legal fees, \$0.00 in unit repairs and violations of about 2.3K. The total amount for possible collection is about 5K.

We have 1 property (Lot 95) in various stages of foreclosure and is not delinquent. Lot 39 is on a payment plan and Lot 38 has asked for a payment plan. Lot 21 has settled all debts. The others represent approximately 4.5K of the delinquency amount.

III. Fines Committee Report –

- 1) No fines committee report.

IV. Architectural Committee Report –

- 1) No Architectural committee report.

V. Old Business

a. Entrance Project Update– Troy send an email stating he needed a full blown site review so he could present at the City of Pembroke Pines Planning Board. We need plans for a sign, civil & landscaping. Once all those are in place, Troy will submit them. A Civil Engineering firm has been contacted. 4 Evergreen is being considered for the landscaping portion of the entrance project. Harry will contact FastSigns.

- b. Violations- in progress. No further updates at this time.
- c. Mailboxes- no further updates on Beautiful Mailboxes. We are waiting for an update from Jose.
- d. Update of Review of Association Documents- waiting for Darren to submit a consolidated version of the recommended changes to the next board meeting.

VI. New Business

a. Gate incidents

- 3/28/2016 Vendor who lifted gate (& said he did it many times) we need clarification from lawyer about maximum charges
- 4/14/2016 - Harry had a video but wants confirmation on tag number. Once he has that, he will proceed.

b. Pressure cleaning and rust treatment of sidewalks – Hartzell Pressure cleaning needs to be scheduled. Nelly will schedule for May.

c. Reserve Deposits – Harry moves that the Reserve deposits from now, going forward, are to be moved from WeFlorida Financial to Banco Popular. Linda seconded. Motion passed unanimously.

VII. Open Forum

- a) Harry informed the board that he would like to attend the City of Pembroke Pines Code Enforcement meeting scheduled for Wednesday, April 27th. He will bring back information to disseminate to the board members.
- b) Harry asked the board to pay for him to attend a DVR training course in May which will help him gain more knowledge about our security cameras and DVR recording equipment we want to have installed in our new gate system. The cost is \$ 375.00. Audrey made a motion to accept Harry's proposal. Linda seconded. Motion passes unanimously.

VIII. Adjournment

With no further business to be discussed, Audrey adjourned the meeting at 8:13 pm.

Our next meeting will take place on May 16th, 2016 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,
Audrey Carballo
Vice President
Estates of Tanglewood Lakes Homeowners Association