

Estates of Tanglewood Lakes Homeowners Association Board of Directors Meeting
April 20, 2009

The scheduled Board of Directors meeting was held Monday, April 20, 2009.

Members present were Dave Weber, Jose Ockerman, Harry Stevens, Audrey Carballo, John Napoli, Linda Elizalde and Nelly Gordillo of MMI. Absent: Guests: Leola Williams, Darren Atinsky

I. Call to Order:

Meeting was called to order at 7:05 pm by Dave Weber.

II. Approval of Minutes:

John motioned to accept March's minutes as read. Linda seconded. Motion carried and the March minutes were approved as read.

III. Treasurer's Report:

Harry presented the March financial report.

There is \$20,078.03 in Checking, with \$28,032.13 in savings for a total of \$142,951.91. For March we collected \$16.92 in extra income, \$551.03 in unexpected income and \$636.91 in reimbursement income (legal). We also earned \$190.45 in reserve interest this month. As you see the reserve interest is declining in proportion to the drop in interest rates. We have accounts receivables of over 23K and this excludes violations of 7.5K. We have 8 properties in various stages of bank foreclosure and 3 of those are in association foreclosure. These 10 lots represent approximately 20K of the delinquency amount. That represents a 215-dollar liability to the other 93 units. Just an update on the 2007 Special assessment we are still owed between 553 and 610 dollars.

IV. Fines Committee Report:

Darren Atinsky presented the following report:

There were 3 citations issued to homeowners to come to the April 20th meeting. No one showed up.

- Lot # 36 –Although the property is in foreclosure, there are overgrown bushes
- Lot # 90 – ficus hedges – this issue was already resolved
- Lot # 56 – tree trimming – this property is being rented. There is also a tree obstructing the sidewalk.

Darren inquired as to whether the Fines Committee could write citations for brown grass. Harry & Dave suggested if there are one or two brown patches, then there is a problem with the sprinkler reaching those areas. If the entire lawn is brown, then there is a problem with the homeowner not taking care of their property.

V. Architectural Committee Report:

Dave presented the February Architectural Committee Report:

March 23, 2009

Architectural Committee Meeting Minutes

Held at David Weber's home

Called to order at 6:35 pm.

Present: Carol Gonsalves, Claire Mooers, David Weber

Absent: Dinah Darcy, Marjorie Samerson

Lot # 66 - Approved roof replacement as per sample of tile provided.

No other business to discuss.

Adjourned: 6:45 pm. No meeting scheduled.

Respectfully submitted by David Weber, Chair

VI. Old Business:

- a. Delinquency /Collections - Harry presented the following report:
 - Harry is in favor of the BOD adopting a more lenient stance on those accounts who are less than 2 months behind in paying their assessments. If current proposed legislation goes through, the cost to filing a foreclosure will increase to between \$1000 and \$2000 depending on the value of the home. We should start making contingency plans and changes to our way of collecting past due assessments so as to avoid filing foreclosure. He cited the current fees for filing foreclosure are going anywhere between \$1,000 and \$2,000 for filing. Harry's idea would include the homeowner incurring a late fee for the first month but the BOD/Management Company would be willing to work with the homeowner in regards to interest and additional late fees. Discussion followed and Nelly will e-mail out a draft of the Good Faith letter. This discussion is tabled until next month.
- b. Hollybrook Association update – Jose, Harry & 2 attorneys from BCL went to the meeting at Hollybrook. According to the law, this issue of the errant golf balls damaging homeowners property or the individual resident is not an Association issue, but it is an individual homeowner issue. The individual homeowner can choose to litigate as an individual entity. Since the errant golf balls from Hollybrook are not affecting any EOTL owned property, it is not an Association matter.
- c. Dividers at front entrance – This item is tabled until further information can be obtained.
- d. Mailbox Lot # 9 – An invoice was sent to the company responsible for the damage to the post (in addition to the invoice for the damage to the mailbox itself) and the monies were received and deposited in the Association's account. Lot # 9 has a new mailbox and post.
- e. Newsletter – There is no update at this time, as Carol was not present at the meeting. Audrey will email Darren the list of email contacts she currently has and Darren will set up the mailing program. Audrey inquired as to which BOD members received an email copy of the April newsletter. No one said they received an email version.
- f. MMI contract – Harry motions to enter into a contract with Miami Management for another year under the terms amended by the BOD. Linda seconded. Motion carried and the contract with Miami Management is renewed for another year.
- g. Gate incidents status (3/7/09 and 3/25/09) – Harry reported the following incidents in March:
 - 3/7/09 – Nelly updated the BOD saying the \$255 check for the gate arm replacement was received from All Service Refuse.
 - 3/25/09 – Harry reported Lot # 44 is responsible and Nelly has already sent an invoice for the gate replacement costs.There was an additional incident that was not made part of the agenda. That incident occurred on 3/27/09 involving 2 girls on bicycles who knocked down the gate arm. This incident is still open and under investigation.
- h. Violations – Nelly and Dave recently walked the community to record violations. Nelly will follow up. Dave suggested there be more consistency in citing people for violations, especially in the case of repeat offenders.
 - Reserves re-characterization- Harry cited Florida Statute 720.303, Section C, Subsections B-D and

motioned the Contingency Reserve Fund be re-characterized to read: Sidewalk, Mailbox and Sign Repair Fund. Audrey seconded. Motion carried and the Contingency Reserve Fund will be renamed the Sidewalk, Mailbox and Sign Repair Fund.

- Sidewalk repair proposal – Miguel Lopez submitted a proposal. After some discussion, Darren told the BOD he knew of another person whom he believed could also give us a bid on the work to be done. Darren was asked to get in touch with his contact and ask for a bid on the work proposal. This item is tabled until more information is gathered but not to exceed 10 business days. (4/30/09)
- Signage replacement contract proposal – Harry submitted a proposal for signage replacement by the Beautiful Mailbox Company. The estimate was for all of the work. The BOD suggested that we ask for a bid on replacing some of the signs. The \$1,825 proposal from Beautiful Mailboxes included the Info signs only and any appropriate mounting costs. The proposal for \$2,435 was for the Speed Limit sign & Speed Bump sign. They are referenced in the proposal as REG signs. Harry will go back and try to negotiate a better proposal for the abovementioned work.

VII. New Business:

a. Lot # 28 - appeal to fines – The homeowner came to the meeting to present an appeal to the \$1,000 fine assessed for oil stains in his driveway. Discussion ensued and Nelly broke down the timeline for the BOD, stating that this infraction occurred originally in October 2007. It is the homeowner's contention that he didn't hear any response after he filed an appeal to the Arch committee's decision not to approve his Terra Cotta color choice for driveway paint. Nelly refuted by citing instances that stated the homeowner was cited to come to a Fines Committee meeting, at which he did not show up. Dave reminded the homeowner (who admitted he had received several notices to remove the stains in his driveway) it is the homeowners' responsibility to contact the Management Company to let them know the violation has been corrected. The homeowner admitted he did not contact Miami Management to advise them the violation had been corrected. The homeowner appealed to the BOD to consider removing the \$1,000 fine and or reconsider the Terra Cotta color choice. Jose motioned for Nelly to send a certified, return receipt requested letter to the homeowner at Lot # 28 asking for the homeowner to submit an Architectural Request Form with approved colors for the house and driveway within 30 days and complete the entire job within a total of 90 days from the date of the certified, return receipt requested letter from Miami Management Company or the fine stands as cited. Audrey seconded. Motion carried and Nelly will send the letter containing the aforementioned stipulations to the homeowner.

b. Lot # 56 – Request to operate a foster home – Homeowner did not come to the meeting to speak to the issue. According to Manager's report, homeowner alleges the City has given permission to go ahead and operate a home for at least four foster children with health conditions. The BOD needs more information before it considers such a request.

c. Insurance renewal – The BOD review both proposals submitted Harry motioned to accept the John Galt Insurance proposal for \$1528.00. John seconded. Motion carried and the proposal from the John Galt company was accepted by the BOD.

VIII. Open Forum:

a. Harry presented several items in the Open Forum.

Re-characterization of Contingency Reserve – The one thing we will need to change is the characterization of the "Contingency Reserve". If you look at FS 720.303(6) b thru d, it talks about reserves being for specific capital expenditures and deferred maintenance. I talked to the Condo Office Ombudsman's office to see if my idea would meet the requirements of the FS and it does. I recommend that we all it Sidewalk, Mailbox, Sign Repair Fund or SMS Repair Fund for short.

Talked to CPA's about postage and office supplies and whether we should break out printing separately from Printing and Postage. He stated that we should since that becomes a deduction and the same goes for the office expense that is part of the contract.

IX. Adjournment:

Audrey motioned for adjournment. Linda seconded. Motion carried and with no further business to discuss, the meeting was adjourned at 10:14 pm.

The next meeting date is scheduled for May 18th, 2009 at 7:00 pm at the Florida Bible School.

Respectfully submitted,

Audrey Carballo, Secretary
Estates of Tanglewood Lakes Homeowners Association
April 21st, 2009