

THE ESTATES OF TANGLEWOOD LAKES
ANNUAL/ELECTIONS MEETING
December 5, 2018

The Annual Meeting of the Board of Directors was held on December 5, 2018 at Dunkin' Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting.

The following board members were present:
Jose Ockerman, Audrey Carballo, and Harry Stevens.

The following guests were present:
Lacides Miranda (Lot #53)
Shirley Hanks (Lot #76)
Sandra & Gifford Spence (Lot #3)
Roberto Ferrante (Lot #70)

The following Miami Management representative was present:
Nelly Gordillo

I. Welcome and Call to Order

Jose called the meeting to order at 7:03 pm.

II. Determination of Chairman of the Meeting

Jose Ockerman was determined to be Chairman of the meeting

III. Calling of the Roll and Certifying of Proxies

Nelly provided 2 proxies and 8 homeowners were present at the meeting. The minimum is 33% (35) homeowners to convene the meeting. We did not meet that minimum threshold to establish a quorum and the meeting could not take place.

IV. Proof of Notice of Meeting

Nelly provided Proof of Notice.

V. Reading and Disposal of any unapproved minutes

N/A

VI. Reports of Directors, Officers or Committees

N/A

VII. Election of Inspectors of Election

N/A

VIII. Determination of Number of Directors

N/A

IX. Election of Directors

N/A (No change in board due to lack of quorum)

X. Adjournment of Annual Meeting

7:08pm

Following adjournment, there was an organizational meeting of the board and a regular meeting was held.

- I. **Call to Order** - Jose called the meeting to order at 7:09pm
- II. **Approval of Minutes** - Tabled until 2019
- III. **Treasurer's Report**
- IV. **Fines Committee Report** - No fines in December. I address (Lot #19) sent an Arch request modification. It was denied and they haven't restored wall to original condition. Nelly will refer to attorneys.
- V. **Architectural Committee Report** – None
- VI. **Old Business** –
 - a. **Entrance project** – Our GC will be a Cost Plus contract. Harry motions to accept the Diamond Gate supply company proposal not to exceed \$6500. Audrey seconds. Motion passes.
 - b. **Review of Association Documents** - tabled until 2019
 - c. **Drainage Re-Certification** – Harry motions for PCI Storm Waters to perform the additional work for recertification for the sum of \$1800 with a 50% down payment. Jose seconded. Motion passes.
 - d. **Violations** – November roofs, driveways. None for December.
- VII. **New Business** –
 - a. **Gate Repair/replacement** - Harry gave update on the gate. There was a board malfunction on the gate entry system which caused the failure. Harry kept gates in open position until board could be replaced.
 - b. **Lot #45 request** – Homeowner reports erosion. This issue is managed by South Florida Water Management-Not EOTL HOA. Nelly will follow up.
- VIII. **Open Forum** –

Harry reported on our request to institute text messaging to our homeowners He spoke about the VOLO Village company which handles text messages/e-communications and voice mail for about \$550 per year.. Harry motions we start VOLO Village which provides text, voice & email capabilities for HOA at the cost of approximately \$550 per year. Audrey seconded. Motion passes.

The question of sidewalk repair was brought forth by Harry. Nelly will get a quote for us.

The board discussed the open board positions. There is a secretary and one At-Large position still unfilled. Audrey requested the board consider hiring a secretary. Sandra will make a final plea for someone to fill that position in the next newsletter.
- IX. **Adjournment of Regular Board Meeting** –

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. Meeting was adjourned at 7:38 pm. Our next meeting will take place on February 6, 2019 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

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

