

Estates of Tanglewood Lakes Homeowners Association Board of Directors Meeting
February 16, 2009

The scheduled Board of Directors meeting was held Monday, February 16, 2009.

Members present were Dave Weber, Jose Ockerman, Audrey Carballo, John Napoli, Linda Elizalde and Nelly Gordillo of MMI. Members absent were Harry Stevens. Guests: Leola Williams, Linda Schlepp-Grey, Claire Mooers, and Carol Gonsalves.

I. Call to Order:

Dave Weber called meeting to order at 7:04 pm.

II. Approval of Minutes:

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

III. Treasurer's Report:

Due to Harry's absence, the February Treasurer's report has been tabled until the next meeting.

IV. Fines Committee Report:

Leola reported there were 2 homeowners cited, but no one came to the meeting.

Lot # 43 - oil stains on the driveway and Leola believed it was cleaned this past weekend. Nelly said she would inspect the work and report to the Fines committee.

Lot # 15 - pressure cleaning/painting – the homeowner did not show at the meeting.

V. Architectural Committee Report:

Dave submitted the following report:

ARC Meeting

February 4, 2009 at Dave Weber's house.

Meeting was called to order at 7:07 PM. Present: Claire, Dinah, Marjorie, David Absent: Carol

The following items were approved:

- Lot # 85 to repaint the same color.
- Lot # 80 to paint house with approved colors.
- Lot # 40 to paint driveway TERRA COTTA from Sherwin-Williams only.

Motion to Adjourn: 7:40 PM

Respectfully submitted by David Weber, Chair

VI. Old Business:

a. Delinquency /Collections - Due to Harry's absence, this item was tabled until the next meeting.

b. Hollybrook Association – Jose was unable to speak with the attorneys concerning the Hollybrook Association. He stated he would do it and report on it at the next meeting.

c. Gate house rehabilitation – As far as Dave knows, Mr. Joseph is finished but hasn't submitted an invoice yet.

d. Dividers at front entrance – The proposal included in the Manager's report is just for the wire cables & labor. Nelly will try to get another proposal, which includes the dividers, & how the card reader would read the cards in order to be able to open the resident side gate arm. Discussion ensued concerning the comments Nelly included in her Manager's report which states Gatesystems is reluctant to give a proposal for the dividers as

they consider them (the ones that return to their position) as non practical. Gatesystems is certain that, because of the limited amount of space at entrance, any divider that is installed would be damaged immediately by any big vehicle.

e. Violations – Garbage cans – several photos were passed amongst the BOD showing garbage cans, which were in plain sight of the street. John commented the garbage cans we have now (the green ones) were the ones given to residents. Jose added that when residents move in, they had a choice of a large garbage can or a smaller one. Audrey stated when she moved in, she was not given a choice. The garbage cans were already at her residence. The discussion surrounded the possibility of relaxing the constraints of the current documents, which state: [Garbage cans must not be visible from the street.] Some of the photos showed the homeowner making an effort to put the can behind a shrub or along the side of the home. Since this would be considered a violation, Linda Schlepp-Grey (a member of the Fines Committee) suggested the BOD adhere to the documentation as it currently reads. If a garbage can is visible from the street, the homeowner is in violation. Jose motioned to follow the procedures (according to our docs) regarding the garbage cans. Linda seconded. The motion was carried and the Fines committee will follow the procedures already in our documentation regarding garbage cans.

f. Towing issue-Lot # 103 – Nelly called LSMI regarding making a special phone call to the house if they see a car parked on the street to inquire if there is a medical emergency taking place at the residence. LSMI e-mailed Nelly their response that they will not call the homeowner. Jose motioned to have Nelly provide a response, which includes the following statement: [May we suggest seeking a parking space from a neighbor or making your garage available for a vehicle.] Audrey seconded. Motion carried and the above referenced statement will be included in Nelly’s response to the homeowner of Lot # 103.

VII. New Business:

a. Presentation about Newsletter by Carol Gonsalves – Carol presented her proposal for Newsletter content, which would include:

- Message from the President, Board of Directors
- Treasurer report
- Next meeting date & time/Board meeting location
- Last meeting highlights – decisions made, new business

Community Highlights

- Graduations
- Birthdays
- Next scheduled community maintenance
- Parking (if needed)
- Gate (if needed)
- Thanks for homeowners who do special jobs
- New community members

Contact Information:

- Board members
- Miami Management
- Website

Suggested Timing:

Draft prepared by End of Business (EOB) on the final Friday of each month

Review by Board by first Friday EOB of each month

Reports provided by the Monday EOB prior to the final Friday of the Month. Most probably this is one week

after the board meeting was held.

General:

Ask residents to opt out of the newsletter.

Post the newsletter on the website as a PDF. Just keep the past three on the website.

Dave asked if Carol would attend every board meeting in order to be able to get the information firsthand. Carol stated she would try to attend as many meetings as possible but her work sometimes takes her out of town. Dave was also concerned as to how long the newsletter would be. Carol believes it would be 1 page, front and back. Dave reminded the BOD the budget only allocates \$150 this year for printing of the newsletter. Jose volunteered to buy a ream of paper and print the newsletter on his home laser printer, at no cost to the Homeowners' Association. Discussion followed as to how often the newsletter would be published. Dave felt it should be monthly. Audrey mentioned the newsletter is not produced monthly now. Another suggestion was to publish it quarterly. Jose motioned that the BOD accept Carol's proposal for the newsletter. Dave will provide a doc to Carol to coincide with his monthly document to begin March 2009 for a trial period of 6 months. John seconded. Motion carried and Carol's proposed newsletter will begin its 6-month trial period in March 2009.

b. Mailbox incident Lot # 9 – Nelly reported a vendor knocked down the mailbox belonging to Lot # 9. Beautiful Mailboxes has put a temporary mailbox there. MMI will send a bill for a new mailbox to the vendor responsible for the damage and a new mailbox will replace the temporary one there now.

VIII. Open Forum:

a. Jose reported gang activity has increased in West Pembroke Pines. Leola reported she had heard of someone's home being burglarized in our community. Dave reminded everyone to lock their doors and windows, especially at night, and to report any tagging (graffiti) to the authorities.

b. Audrey suggested the Manager's report be e-mailed to the BOD, instead of the Association incurring the cost of printing out the entire packet every single month. This month's packet contained 96 pages, and most of the board members do not need a hard copy of the Manager's report. Dave questioned the legality of the e-mail and Nelly reported some of her other communities have begun the same procedure of e-mailing the packet to the BOD. Discussion followed and the item is tabled until the next meeting.

c. The homeowner from Lot # 43 (had been cited for oil stains on the driveway and white flies in the hedges) reported that they took care of the oil stains and also that they paid Mr. Jarvis to treat the hedges for white fly infestation. Nelly advised the homeowner they need to contact MMI and let them know the hedges have been treated for white flies.

d. Linda Schlepp-Grey mentioned the condition of the landscaping at the front entrance. She stated some of the bushes are gone altogether and some are dead. Dave responded by mentioning there have been issues with our landscaper. The current contract is being reviewed for possible termination.

IX. Adjournment:

Audrey motioned for adjournment. Linda seconded. Motion carried and with no further business to discuss, the meeting was adjourned at 8:30 pm.

The next meeting date is scheduled for Monday, March 16, 2009 at 7:00 pm at the Florida Bible School.

Respectfully submitted,

Audrey Carballo, Secretary

Estates of Tanglewood Lakes Homeowners Association

February 18, 2009