

THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF JANUARY 2016 MEETING OF THE BOARD OF DIRECTORS**

**I. Welcome to Annual Meeting**

The Annual Meeting of the Board of Directors was held on January 18, 2016, at Dunkin Donuts and not on December due to a lack of a quorum of the Board being achieved. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting.

A quorum of Board of Directors was established.

The following Board Members were present: Jose, Harry, Darren, Linda and Audrey

There were present the following Management Representatives:  
Nelly Gordillo, Miami Management

Notices were sent out were sent out in advance according to HOA rules and by-laws, but only 10 homeowners showed up and 3 proxies were received for a total of 13 homeowners. There was no quorum established for homeowners for annual voting of Board of Directors which needed 35 homeowners. The board rolls over as is for 2016.

This concludes the Annual meeting.

**I. Welcome and Call to Order**

The Meeting of the Board of Directors was held on January 18, 2016, at Dunkin Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President, Jose Ockerman, called the meeting to order at 7:33 pm.

**II. Approval of Minutes**

Darren explained that the November minutes were lost and will need to be re-created and will be submitted at the February board meeting to be approved.

**III. Treasurer's Report**

As of December end of year, there is no treasurer's report which is still at accountants.

As of 11/30 we had, in Banco Popular, \$88,682.68, in Checking, \$10,161.23 in savings, plus CD's of \$161,880.51 for total funds in Banco Popular of \$260,725.14. In We Florida Financial, we have \$62,944.44 in Savings and CD's of \$30,471.78 for total funds in WFF of \$93,416.22. We earned \$23.24 extra income, unexpected income of \$236.74 and \$0.00 in reimbursement income. We have accounts receivables over 9.9K which includes \$296.25 in legal fees, \$0.00 in unit repairs and violations of about 3.2K. The total amount for possible collection is about 6.9K

We have 2 properties (Lot's 17 and 95) in various stages of foreclosure and Lot 95 is not delinquent and two properties (Lots 21 and 39) on a payment plan.

#### **IV. Fines Committee Report –**

- 1) Fines committee met with 5 homeowners cited and 3 homeowners fined.
- 2) Lot #63 showed up and was cited for painting driveway without approval. Fine committee allowed him to pick approved colors and will repaint within 2 weeks.
- 3) Lot #28 has not cleaned roof and has been notified. If not cleaned by the next board meeting, board will start fining homeowner.
- 4) Homeowners for lot#102 and lot#17 did not show for their fines letter.

#### **V. Architectural Committee Report – No report**

1. Waiting for updated color books from Sherwin Williams.

#### **VI. Old Business**

1. Entrance Project – Jose met with no architect, Troy Ammonns. He made some practical suggestions to reduce cost. He will be drafting up new plans, and will contact the city and the fire department to make sure our plans meet code.
2. Violations- Nelly sent many violations about roofs and driveways.
3. Mailbox- Jose walked the property with Beautiful Mailbox Company for a punch list to discuss problems with the installation in November, and we are awaiting word with fixing the issues.
4. Sidewalk and asphalt repairs are complete.
5. Doc review- Darren will attempt to meet with homeowners to discuss updating the Homeowner documents. Will draft a letter asking for homeowners input about changes.

#### **VII. New Business**

#### **VIII. Open Forum**

- a) David, lot #78 wants to the board to be aware of speeding by cars around the corner at a high rate of speed, and request some action.

#### **IX. Adjournment**

Darren made a motion that we adjourn the meeting. Jose seconded the motion and the meeting was adjourned at 8:25pm

Our next meeting will take place on Monday, February 15, 2016 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,  
Darren Atinsky  
Secretary  
Estates of Tanglewood Lakes Homeowners Association