

Estates of Tanglewood Lakes Homeowners Association Board of Directors Meeting
January 19, 2009

The scheduled Board of Directors meeting was held Monday, January 19, 2009.

Members present were Dave Weber, President; Jose Ockerman, Vice-President; Harry Stevens, Treasurer; Audrey Carballo, Secretary; John Napoli, Board Member; Linda Elizalde, Board Member and Nelly Gordillo of MMI. Guests: Leola Williams.

I. Call to Order:

Meeting was called to order at 7:06 pm by Dave Weber.

II. Pembroke Pines Police Liaison Presentation:

Dave introduced Valerie Davis, our Community Liaison representative from the Pembroke Pines Police Department. She handed out pamphlets and information concerning Gang Awareness, Citizens Police Academy and Security Survey requests to the BOD. Valerie also briefed us on some signs & clothing that typical gang members use/wear. If we want further information, we can call 954-GET-HELP, which is the non-emergency line. Fortunately, the part of Broward we live in doesn't really have a heavy gang problem. Its more out in the western parts of Broward County. Linda asked about gang initiation rituals and Valerie reported they have become more and more violent.

Harry inquired as to instances where there is a difference between when a PST/PSA and an officer comes out to investigate a call. She further advised if we have a problem with an officer or PST/PSA, we can always call dispatch back and report the incident. With regards to willful destruction of the gate arms/gate system, Valerie clarified that a felony occurs when damages are over \$1,000.

Valerie informed us that tow trucks do not have to be registered to the Police Dept.

Dave asked for Valerie's advice with regards to the Traffic Agreement proposal from the Pembroke Pines Police Department to the Estates of Tanglewood Lakes Homeowners Association. Her recommendation was for us not to sign a Traffic Agreement with the City.

III. Approval of Minutes:

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

IV. Treasurer's Report:

Harry presented the December Treasurer's report:

- Harry doesn't expect the Financial Closeout until February and the December Treasurer's report will stay open until the February meeting. He will present both the December and January reports at that time.

V. Fines Committee Report:

Leola reported there were no violations for December. There is no report because there were no residents who showed up for the meeting and the committee was not able to achieve a quorum.

VI. Architectural Committee Report:

Dave has no report.

VII. Old Business:

a. Delinquency /Collections -

- Nelly stated in the Manager's Report "If payment is received within 10 days, interest will be reversed". Nelly clarified the statement by saying: "On the 12th day, MMI will apply late fees. She'll back charge late fees and interest. A letter will be sent out on the 15th. Nelly will already send out the back charge letters. She further stated that all letters get sent out from the Miami Office. Harry suggested a sentence

or two to be inserted into the latter to inform the homeowner that ‘You are accruing late charge fees and interest from ??? (date)’ and something to the effect that the homeowner must contact MMI to find out the exact amount due on their account. The BOD also determined that yes, we will start charging interest in January 2009 as was stated in the previous communication from MMI to the homeowners.

- Lot # 21 – Shows a credit amount. Harry says MMI must correct the assessment and debit the Legal
- Lot # 17 – Monies were incorrectly applied and have since been corrected.
- Lot # 47 – BCL had put out a skip trace on the property and will publish a notice in the newspaper.
- Lot # 20 – Foreclosure hearing pending as of 1/20/09
- Lot # 102 – is current now

Accounting issues – Harry said he and Nelly have spoken. The Unit owner’s ledger is the correct one – according to MMI. But, Harry stated that report doesn’t show the running balance. Nelly sent the Occupancy Report to Harry, but even on this report, there still isn’t a running balance

b. Seal coating of streets –

Miguel Lopez corrected footprints and the BOD signed the final check.

c. Meeting with Hollybrook Association follow-up –

Harry received an e-mail from BCL which stated: People who live in a golf course community (Harry clarified – we do not) that it is the homeowner’s responsibility for any errant damage from golf balls. Dave suggested Jose, Harry and/or Dave call BCL back and apprise them of where we live, which is not in a golf course community. Jose said he was willing to make the call and clarify this matter with BCL.

d. Gate house rehabilitation –

Mr. Joseph has begun the work. Dave and Harry have met with him again and will continue to update us as to the progress of the work being done.

e. Dividers at front entrance/Gatesystems repairs –

Harry called Gatesystems and they dropped off the rope and the old pedestal. Harry reported that after the system was changed again and upgraded; all of the old information was uploaded again. Harry was able to correct the information again. Insofar as the dividers are concerned, we still need more wire going to the keypad. We’re asking for a re-bid on the cost of dividers and cables. The bid we currently have is just for cables. This item is tabled until a new bid is received.

f. Traffic Agreement–

Harry motioned to withdraw the Traffic Agreement with the City. Jose seconded. The motion carried and the Traffic Agreement has been withdrawn.

g. Violations –

- If there is no quorum for the Fines Committee, no meeting can take place. When the resident receives a 3rd letter (return receipt requested), can they be fined? Dave answered, “No, there must be a quorum for an official Fines Committee meeting to take place.”

VIII. New Business:

a. Presentation about Newsletter by Carol Gonsalves –

Carol was again unavailable to attend the January meeting and the item is tabled until February.

b. Lot # 103

Homeowner came to meeting to discuss why a car from their property was towed. She has a special needs child and there are instances where therapy and other rescue;/medical vehicles could arrive at their property in the middle of the night. Homeowner further stated she sometimes must move her car out of her driveway in order

for the vehicle belonging to the person called can have more access to the home. Dave handled Lot # 103 a copy of the Tanglewood Tales December 2008 newsletter, which cites procedures for towing and how they will be enforced. Homeowner states neither the By-Laws nor the towing sign says they can tow someone's car. Dave, Nelly & Harry stated they told the Homeowner to request copies of all the documents pertaining to the Homeowners Association. Homeowner asked how the Association would assist her. Harry suggested LSMI knock on Lot # 103's door to inquire as to whether there is a medical emergency or LSMI can be asked to call the homeowner to see if there is a medical emergency as the reason why a car would be parked in such a manner as to violate the towing stipulations of our community. Dave further clarified that LSMI would have to agree to this special accommodation for this homeowner before any concessions would be made. Dave added "It's unfortunate a large amount of money came out of the Association to accommodate the special needs child in Lot # 103 with regards to the seal coating procedures implemented last year."

Homeowner then inquired about a pit bull being allowed as an assistance animal. Our docs and the City of Pembroke Pines Code enforcement say no.

c. Lot # 66 –

Needs to do roof over- we gave the homeowner an Arch request form.

d. Monitek –

Harry reported Monitek will show up on January 20th between 5-6 pm to assist in the camera placement. Harry also made extra keys for the gatehouse and for the gate box.

e. Lot # 41 –

Harry spoke to Eva concerning the regulation regarding the mailbox being placed on the wrong side of this homeowner's house. Beautiful Mailboxes will charge \$ 85.00 to move the mailbox to the side the homeowner requested. Audrey motioned to spend not more than \$100 to move the mailbox to the other side of the post. Linda seconded. Motion carried and the BOD agrees to spend not more than \$100 to move the mailbox of Lot # 41 to the other side of the mail post.

f. CDAR –

Harry is looking into getting a better rate than we have right now. Our current CDAR with Banco Popular yields .72% interest. So far, Harry has found out Citibank is offering 1.7% interest for a 6 month CDAR and Bank United is offering 2.47% for a 6 month CDAR. Harry believes it is prudent to move the monies before December 2009, because that's when the Federal Government moves the FDIC guarantees back to the \$100,000 guarantee monetary limit. Harry motioned to open up a 6 month CD at Bank United at the current rate of interest. John seconded. Motion carried and Harry will begin procedures to open up a 6 month CD at Bank United at their current interest rate.

IX. Open Forum:

a. Harry would like to be reimbursed for attending BOD training classes and for securing the key pad and extra gate house keys, and data cable for Gatesystems. These reimbursements are approximately \$ 80.29. The BOD agreed to reimburse Harry for his expenditures.

b. Harry gave a brief report on what he learned at the BOD training seminar classes he attended. Harry strongly suggested that the Treasurer never be allowed to be a signator on any Homeowners Association accounts. Harry also reported that after Gatesystems installed the new keypad, the system reboot restored all of the old information and Harry was able to take out many of the incorrect gate codes. All the gate codes should be correct at this time.

c. Dave thanked everyone for their outstanding work and contributions towards our Homeowners Association.

X. Adjournment:

Audrey motioned for adjournment. John seconded. Motion carried and with no further business to be discussed, the meeting was adjourned at 9:22 pm.

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

Respectfully submitted,

Audrey Carballo, Secretary
Estates of Tanglewood Lakes Homeowners Association
February 6, 2009