

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for July 2018

The Meeting of the Board of Directors was held on July 11, 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, Harry Stevens and Linda Elizalde.

The following guests were present:

Sandra Spence, Doreen Small, Eugenia Smith, and Stephanie Butler.

The following Miami Management representative was present:

Nelly Gordillo

I. Call to Order

Audrey called the meeting to order at 7:06 pm.

II. Approval of Minutes

There was no meeting (due to lack of quorum for May and June) so Harry moved the April meeting minutes be approved. Linda seconded. Motion carried and the April meeting minutes were approved as read.

III. Treasurer's Report

Harry presented the following report:

As of 5/31 we have, in Banco Popular, \$122,494.96, in Checking, \$52,687.88 in savings, plus CD's of \$163,415.20 for total funds in Banco Popular of \$338,598.04. In We Florida Financial, we have \$71,889.62 in Savings and CD's of \$30,742.18 for total funds in WFF of \$102,631.80. We have \$441,229.84 in total association funds. We earned \$44.17 in extra income, unexpected income of \$160.37 and \$0.00 in reimbursement income. We have accounts receivables over 4.9K which includes \$0.00 in legal fees, \$180.20 in unit repairs and violations of about 2.2K. The total amount for possible collection is about 2.8K. Lots 100 is out of bank foreclosure and is not delinquent. Lot 52 is on payment plan and is behind again. We have two lots in legal with demand letters (Lots 37 and 52) Lot 38 is paid in full. The others represent approximately 2.3K of the delinquency amount.

IV. Architectural Committee Report

There were a few applications sent to Marjorie this month. She forwarded them onto Angela, the chairperson for review.

V. Fines Committee Report

Lot #80 asked for a deferment for their roof repair and asked that we allow a tarp until December 2018. After discussion, Jose motioned to accept deferment waiver for Lot #80 until December 2018. Audrey seconded. Motion carried, and deferment waiver was accepted.

VI. Old Business

a. **Entrance Project Update**-We are still in need of a General contractor. Harry will contact more people.

b. **Violations**- Nelly submitted some for roof cleaning and yards.

c. **Update of Review of Association Documents**-Lawyers asked the board to clarify its questions. The board will meet to review our inquiries and resubmit.

d. **5 year Drainage re-certification status**- Done. Discussion ensued as to include a request in the next newsletter asking residents not to blow debris into the street. Sandra will follow up on the request.

e. **Gate incident-** June 29th involving a pick up truck and other vehicles.

f. **Landscape Maintenance at entrance-** Lawn Enforcement submitted a quote for \$350 for the back island. They need to revise this quote and resubmit.

VII. New Business

a. **Board member compensation**– Jose stated Florida law has changed and we are now able (as per our attorneys) to compensate board members for their work as it pertains to the community. Jose motioned to allow Harry Stevens to do repair work on things that can be repaired quickly; ie., gate arms, entry system, cameras, etc... at the rate of \$45 per hour billed in half hour increments. Linda seconded the motion.

Voting: Jose-yes. Audrey-yes. Linda-yes. Harry-abstains. Motion passes.

b. **Damaged mailbox-** association already received reimbursement for the 2 damaged mailboxes. Since those mailboxes are in a place where it is hard for larger vehicles to turn and exit the community, Harry suggested we talk to UPSP as to another place to position those mailboxes which would be in compliance.

VIII. Open Forum

Sandra Spence brought up the problem of feral cats in and around her yard and her neighbors. The more they are fed, they more they will return. Several suggestions were discussed but it is not the obligation of the association to remove them.

Audrey Carballo discussed a realtor (Mildred Plummer) who wanted to come and talk with the board. Since we were unable to have a meeting in May or June, Jose wanted to have a representative from Pembroke Pines Police Dept come out to speak with us next month. He suggested the month after that. Audrey also forwarded the possibility of the realtor advertising in our newsletter.

Audrey Carballo asked where we are with the possibility of text messages and/or newsletter formats sent digitally to our residents. Harry will get back to the board regarding this matter. Audrey volunteered to help.

Harry Stevens inquired as to what happens when the back charges the association for an NSF (Non-sufficient funds) item. Nelly said that NSF gets billed directly back to the homeowner that caused it.

Jose Ockerman was proud to report that after speaking to the PPPD, no crime was committed in our community within the last 6 months.

IX. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Audrey seconded. Meeting was adjourned at 8:11 pm.

Our next meeting will take place on May 2, 2018 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

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