

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF June 2014 MEETING OF THE BOARD OF DIRECTORS

I. Welcome and Call to Order

The Meeting of the Board of Directors was held on June 16 th at Dunkin Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The Vice President, Mitch Krauss called the meeting to order at 7:08 pm.

A quorum of Board of Directors was established.

The following Board Members were present:
Harry Stevens, Linda Elizalde, Darren Atinsky.

The following Board Members were absent
Jose Ockerman

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

II. Approval of Minutes

The approval of May's meeting minutes was motioned by Harry and unanimously approved.

The approval of April's meeting minutes was tabled until the following month as we did not have a copy of the minutes to review.

III. Treasurer's Report

As of 5/31/14 we have, in Banco Popular, \$73,888.01 in Checking, \$23,938.12 in savings, plus CD's of 161,231.80 for total funds in Banco Popular of \$259,057.93. As of 5/31/14, in People Credit Union, we have 29,613.01 in Savings and CD's of 30,302.63. We earned \$5.15 extra income, unexpected income of \$602.72 and \$26.86 in reimbursement income. We have accounts receivables of over 6.8K which includes \$296 legal fees, \$400 unit repairs and excludes violations in the amount of 2.4K.

We have 4 properties (Lots' 19, 61, 80 and 95) in various stages of foreclosure. Several of these lots are not delinquent. The others represent approximately 2.6K of the delinquency amount. In addition, we had 1 (Lot 39) property on payment plan.

IV. Fines Committee Report – No report

V. Architectural Committee Report – No report

VI. Old Business

- a. Entrance project –Attempting to coordinate final layout and chalking with city and architect for Wednesday 6/18/14
- b. Violations - No action
- c. Pitbull letter was sent to owner.

VII. New Business

- a. Adding new colors- 2 new colors added to the color chart:
 - 1) Body- SW 7681 Tealight / Trim SW 7682 Bee's Wax
 - 2) Body- SW 6115 Totally Tan / Trim- SW 6113 Interactive Cream
- b. Speed Hump- Requesting proposals for adding speed hump in area of deaf child using synthetic material along with a sign.

VIII. Open Forum

- a) Question was brought up about fining someone that failed to submit proper paperwork prior to change such as painting or adding something exterior to home. Propose to ask fines committee about creating a reasonable fine if a homeowner fails to submit proper paperwork prior to changing.

IX. Adjournment

Mitch made a motion that we adjourn the meeting. Darren seconded the motion and the meeting was adjourned at 7:49 PM.

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

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