

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF March 2016 MEETING OF THE BOARD OF DIRECTORS

The Meeting of the Board of Directors was held on March 21, 2016, at Dunkin Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The Vice President, Audrey Carballo, called the meeting to order at 7:12 pm.

Audrey, Harry and Darren were present
Jose and Linda were absent

Miami Management
Nelly Gordillo was present

I. Approval of Minutes

February minutes were accepted with inclusion of the end of the year financials from the Treasurer.

II. Treasurer's Report

As of 2/29 we have, in Banco Popular, \$96,902.13, in Checking, \$10,167.02 in savings, plus CD's of \$162,141.74 for total funds in Banco Popular of \$269,201.89. In We Florida Financial, we have \$68,223.02 in Savings and CD's of \$30,496.79 for total funds in WFF of \$98,719.81. We earned \$27.09 extra income, unexpected income of \$279.65 and \$106.20 in reimbursement income. We have accounts receivables of about 7K which includes \$296.25 in legal fees, \$0.00 in unit repairs and violations of about 3.3K. The total amount for possible collection is about 4K.

We have 1 property (Lot 95) in foreclosure and is not delinquent, Lot 17 paid in full. Lot's 21 and 39 are on a payment plan. The others represent approximately 1K of the delinquency amount.

III. Fines Committee Report –

- 1) No fines committee report.

IV. Architectural Committee Report –

1. One application for lot# 34 to paint walkway. The homeowner wants to paint to match trim, but this is not one of the approved colors for driveway. Arc committee will deny and have the homeowner resubmit with approved colors for driveway.

V. Old Business

1. Entrance Project – Jose and Harry met on site with architect and drafted up a final scheme #7 which was submitted to the board for review. Harry made a motion to accept scheme #7, Audrey seconds, and the motion passes unanimously.

2. Mailbox- Jose was looking to contact attorney about poor workmanship of mailbox install to see our options.
3. Doc review- Darren will have a consolidated version of the recommended changes for the next board meeting.

VI. New Business

1. Lot #38- They are behind in HOA payments and are in foreclosure has asked the board for a payment plan. Harry made a motion to offer a 6 month payment plan with 50% of the outstanding balance paid upfront. Audrey seconds, the motion passes unanimously.

VII. Open Forum

- a) Harry suggests changing the monthly meetings from the third Monday, to the first Wednesday of each month to avoid Monday holiday conflicts. Was tabled until next board meeting in April.

VIII. Adjournment

Audrey calls the meeting at 8:35 pm.

Our next meeting will take place on April 18, 2016 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

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