

## THE ESTATES OF TANGLEWOOD LAKES

### MINUTES OF May 2015 MEETING OF THE BOARD OF DIRECTORS

#### I. Welcome and Call to Order

The Meeting of the Board of Directors was held on May 18, 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 7:14.

A quorum of Board of Directors was established.

The following Board Members were present:

Darren Atinsky, Linda Elizalde, Jose Ockerman, Harry Stevens

Board members absent:

Mitch Krauss

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

#### II. Approval of Minutes

Jose makes a motion to accept the amended approved minutes for April 2015...Linda seconded and the motion passed unanimously.

#### III. Treasurer's Report

As of 4/30/15 we have, in Banco Popular, \$91,613.72 in Checking, \$23,977.10 in savings, plus CD's of 161,602.99 for total funds in Banco Popular of \$277,193.81. As of 4/33/15, in People Credit Union, we have \$49,981.21 in Savings and CD's of 30,413.26. We earned \$25.42 extra income, unexpected income of \$1,404.95 and \$595.92 in reimbursement income (Lot 80). We have accounts receivables of over 8K which includes \$296 legal fees, \$1,872.82 unit repairs and excludes violations in the amount of 1.3K.

We only have 1 property (Lot 95) in foreclosure and is not delinquent. The others represent approximately 4K of the delinquency amount. Lot 39 went to mediation and is now on another payment plan. The association agreed to forgive 337.71 of previous late fees and interest but not late fees and interest that accrued since last payment plan

failure (189.97). Legal agreed to forgive some legal fees, I don't recall the amount. The owner agreed to \$1500 down and \$250 per month. This payment includes current monthly \$70 and will be complete on 7/23/16 about 14 months.

**IV. Fines Committee Report** – No report this month.

**V. Architectural Committee Report** – David attended meeting

1. Paint for fences does not contain one of the approved brands Flood with no cross reference chart that is in the Home owners.
2. Issue with driveway lot #80 is carried until next month.

**VI. Old Business**

3. the entrance project- The architect, Paul Just, for the gate project quit the project and the board is looking to get back the original site plans.
    - 2) Mail box- we are giving deposit check to schedule installation of new mailbox
    - 3) speed bump project delayed
    - 4)gate arm issue lot#37 was sent a letter for \$1,950 for repair cost of the gate arm. Exploring small claims to recover cost.
    - 5) Dog issue for lot #91- dog has died and the homeowner supplied the papers. This issue is closed.
- Entrance Project – No updates

**VII. New Business**

1. Enviro seal product vetted by Harry in place of other top sealer since this product dries within 2 hours. Will investigate for possible distributor.

**VIII. Open Forum Dave,**

- 1.Lot #78 asked for the second time for speed humps prior to the curve. The discussion was tabled. Jose will research for the best place to install speed humps

1 N/A

**IX. Adjournment**

Darren made a motion that we adjourn the meeting. Jose seconded the motion and the meeting was adjourned at 8:23

Our next meeting will take place on Monday, June 15, 2015 at the Dinkin Dounts 9901 Pines Blvd. Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowner's Association.

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