

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF November 2015 MEETING OF THE BOARD OF DIRECTORS

I. Welcome and Call to Order

The Meeting of the Board of Directors was held on November 16, 2015 at Dunkin Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President called the meeting to order at 7:11 pm

A quorum of Board of Directors was established.

The following Board Members were present:

Jose Ockerman, Harry Stevens, Darren Atinsky

Linda and Mitch absent

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

II. Approval of Minutes

Jose makes a motion to accept October 2015 minutes. Harry seconds, motion passes.

III. Treasurer's Report

As of 9/30 we have, in Banco Popular, \$84,820.32, in Checking, \$10,158.56 in savings, plus CD's of \$161,773.30 for total funds in Banco Popular of \$256,752.18. In People Credit Union/We Florida Financial, we have \$59,244.44 in Savings and CD's of \$30,469.20 for total funds in PCU/WFF of \$89,713.64. We earned \$117.06 extra income, unexpected income of \$149.69 and \$0.00 in reimbursement income. We have accounts receivables over 8.8K which includes \$296.25.00 in legal fees, \$13.21 in unit repairs and violations in the amount of 1.2K. The total amount for possible collection is approximately 8.8K.

We have 1 property (Lot 95) in various stages of foreclosure and are not delinquent. We have one about to go to foreclosure (Lot 17) and two (Lots 21 and 39) on a payment plan.

IV. Fines Committee Report – Fines committee has no report.

- 1) Lot 17- The board approved proceeding with the filing of the lien foreclosure action without the inclusion of the violation fines.
- 2) Lot 38- Board approved the account to be sent to legal for collection.

V. Architectural Committee Report – None

VI. Old Business

- a. Budget 2016– Budget was sent by affidavit with Proof of notice by Nelly to all the homeowners as prescribed by the by-laws Darren makes a motion to accept the budget with no changes, Jose seconds, the motion to approve 2016 budget passes..
- b. Mailbox project- Set a meeting with contractor.
- c. Front entrance project- Jose proceeding with meeting new architect.
- d. Speed humps- Have been installed.
- e. Violations- Nelly sent list of all violations.
- f. Fence issue with lot #37- Fence has not been repaired. Jose request Nelly send certified 60 day notice to repair.

VII. New Business

- a. Darren will put together meeting of homeowners about changing by-laws and homeowner docs.
- b. Board will send a formal letter to Dave Weber acknowledging his resignation to the architectural committee based on e-mail sent by him back in September 2015. Manager will forward contents of that e-mail to Darren.
- c. Gate incident occurred last Saturday at 2:15 pm by a commercial truck. Manager will call High tech to replace gate arm.

VIII. Open Forum - none

IX. Adjournment

Jose adjourned the meeting at 8:31 pm

Our next meeting, which will include the Annual Meeting will take place on Monday, December,21 2015, at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

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