

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for October 2018

The Meeting of the Board of Directors was held on October 3, 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, and Linda Elizalde.

The following guests were present:

Sandra Spence, Gifford H. Spence, Doreen Small, and Marisol Campanella.

The following Miami Management representative was present:

Nelly Gordillo

I. Call to Order

Audrey called the meeting to order at 7:05 pm.

II. Approval of Minutes

Audrey moved the September meeting minutes be approved. Jose seconded. Motion carried, and the September meeting minutes were approved as read.

III. Treasurer's Report

Harry presented the following report:

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IV. Architectural Committee Report

There was no report submitted by the Architectural committee for this month.

V. Fines Committee Report

No hearings were scheduled for this month.

VI. Old Business

a. **Entrance Project Update**-We continue to be in search of a General contractor. Both Harry and Jose have contacted several people but since the job is deemed small, many don't want to do it. We will continue searching. We urge our homeowners to let us know if they are aware of any General contractors who are willing to be contacted.

b. **Violations**- Nelly submitted some violations for roof cleaning, driveways and landscaping.

c. **Update of Review of Association Documents**-This item is tabled until the next HOA meeting.

d. **Irrigation**- Jose approved. Landscaper was waiting for deposit to begin work. Nelly will clarify the contact, so vendor can move forward with the project.

e. 2019 Budget

- **Proof of Mailing** - Nelly provided proof of budget mailing-envelope postmarked September 18th
- **Approval of 2019 Budget**- Jose motioned to adopt the budget as presented to the homeowners. Audrey seconded. Motion carried and the 2019 EOTL HOA Budget was approved as presented.

VII. New Business

- a. **Lights at entrance-** Jose motions to approve replacing broken light fixtures at gate entrance with the suggestion from Amazon which was sent to the board. 3 lights @ \$40 each. Linda seconded. Motion passed.

VIII. Open Forum

Audrey informed the board there is a black SUV (license plate CP) that continually parks straddling the sidewalk and the asphalt. Jose commented he has noticed this too. Eventually, this will cause damage to the sidewalk. Jose instructed Nelly to issue an email to the homeowner (Lot 19) asking that the vehicle be parked appropriately. Jose had a similar conversation with a homeowner (Lot 31) who continually parks on the street. He also brought up our towing company (executive Towing) and suggested we go with another company. Nelly will see when our contract is up for renewal.

A homeowner in attendance (Lot 4) complained (and was insistent) the gate arms were 'always up'. Both Audrey and Jose vehemently refuted that claim. Jose cited the recent problem of the gate box being hit by lightening and the storm damage caused the gate arms having to be in the up position for 3 days until the maintenance could be finished. Audrey further reported that sometimes, the gate arms remain up until the next vehicle comes in and activates the mechanism. Jose again reiterated the gate arms aren't 'always up'. He further stated that when the new entrance is finished, these minor instances will not be a problem anymore because the gates will be configured differently. Each gate (resident and guest) will work independently of the other.

IX. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. Meeting was adjourned at 7:38 pm.

Our next meeting will take place on November 7, 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