

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF SEPTEMBER 2013 MEETING OF THE BOARD OF DIRECTORS

**I. Welcome and Call to Order**

The Meeting of the Board of Directors was held on September 16th at Second Cup Café. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. Harry called the meeting to order at 7:23 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 and Mitch Krauss

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

**II. Approval of Minutes**

Harry made a motion that we accept the meeting minutes as amended. Linda seconded the motion and it unanimously passed.

**III. Treasurer's Report**

As of 8/31/13 we have, in Banco Popular, \$59,354.10, in Checking, \$23,881.28 in savings, plus CD's of 160,743.35 for total funds in Banco Popular of \$243,978.73. As of 8/31/13, in People Credit Union, we have \$12,956.64 in Savings and CD's of 30,208.57 for total funds in PCU of \$43,165.21. We earned \$33.16 extra income, unexpected income of \$40 and \$0.00 in reimbursement income. We have accounts receivables of almost 8K which includes 991.00 in legal fees. 1060.00 in unit repairs and excludes violations in the amount of 4.4K.

We have 6 properties (Lots' 15, 19, 36, 61, 80 and 95) in various stages of bank foreclosure. Lots' 15 and 36 are in both Association and Bank foreclosure. Several of these lots are not delinquent. The others represent approximately 4.5K of the delinquency amount.

**Fines Committee Report** – Fines committee did not meet.

**IV. Architectural Committee Report** – ARC committee did not meet.

**V. Old Business**

- a. Violations
- b. Engineer Proposals for Entrance Modifications – The association has received 2 bids from architects/engineers tabled until Oct. meeting for approval.
- c. Gate repairs completed. New gate arm, pulleys etc.. Check to put in ground poop detectors

**VI. New Business**

- a. Lot 56 request for assisted living facility permit. Turned over to lawyers for opinion.
- b. Harry gave preliminary budget for 2014. Requested review by board members to be discussed at next board meeting. It was requested that we hold the next board meeting on Tuesday so that we can have all members present.

**VII. Open Forum**

- a) Linda commented about her mailbox door not staying closed. Harry mentioned about the pin needing adjustment.

**VIII. Adjournment**

Darren made a motion that we adjourn the meeting. Linda seconded the motion and the meeting was adjourned at 8:12 PM.

Our next meeting will take place on Tuesday, October 15th, at the Second Cup Café located at 10041 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Mitchell Krauss  
Vice President  
Estates of Tanglewood Lakes Homeowners Association