

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for April 2018

The Meeting of the Board of Directors was held on April 4, 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 Harry Stevens.

The following guests were present:

Sandra and Gifford Spence, Doreen and Clyde Small, Marjorie Samerson, Adrian and Tawanna Leader and Angela Brinson.

The following Miami Management representative was present:

Nelly Gordillo

I. Call to Order

Jose called the meeting to order at 7:30 pm.

II. Approval of Minutes

Audrey moved the March meeting minutes be approved. Harry seconded. Motion carried and the March meeting minutes were approved as read.

III. Treasurer's Report

Harry presented the following report:

As of 2/28 we have, in Banco Popular, \$121,309.96 in Checking, \$47,565.50 in savings, plus CD's of \$163,341.61 for total funds in Banco Popular of \$332,217.07. In We Florida Financial, we have \$71,871.90 in Savings and CD's of \$30,722.95 for total funds in WFF of \$102,594.85. We earned \$35.51 extra income, unexpected income of \$105.16. We have accounts receivables approximately 4.6K which includes violations of about 2.2K. The total amount for possible collection is about 2.3K.

We have 1 property (Lot 100) in bank foreclosure which is not delinquent. Lot 52 is on a payment plan and is in default of our agreement.

IV. Architectural Committee Report

Marjorie & Angela had a question on request from Lot #6. We need tile sample from homeowner (actual brochure). Additionally, door and house need to match roof. Lot #79 submitted tile sample at meeting and was taken under consideration pending the submission of the house and trim color request

V. Fines Committee Report

Fines committee met. 2 homeowners showed up. Lot #80 and Lot # 103. Lot #80 concerned an unapproved fence which was installed out of immediate necessity. He showed an approval from 2016 but that is invalid, And, since the fence is not in compliance with the Association docs, the board is open to discuss options of extensions to comply. Lot #103 didn't pressure wash even after 3 times notice plus a hearing. Now, 10 days after receiving notice, they incur a fine of \$100 per day up to \$1000.

VI. Old Business

a. **Entrance Project Update**-Troy called about Paul's Walls. Nelly will meet with them tomorrow. Jose had a General Contractor call him today and they will meet later this week. We are still trying to get final docs and final engineers together. After all that is in place, we will schedule meetings with the homeowners to apprise them of the changes to come. Nelly also spoke of Saul's Signs, the sign company we want to use as well.

b. **Violations**- Nelly submitted several follow up violations and more for roofs.

c. **Update of Review of Association Documents**-Lawyers are still working on it. The submitted a letter to us saying they are working on it and would get back with us shortly.

d. **Landscape Maintenance at entrance**- Jose presented a bid from another contractor but we had already voted to accept Lawn Enforcement's bid.

e. **5 year Drainage re-certification status** – Jose and Harry already approved the payment.

VII. New Business

- a. **Question of \$300 Charge to HOA from MMI** – Nelly explained that line item was for document storage, document filing, etc. Jose suggested that they should break down what the cost was for instead of just assessing a \$300 cost and no explanation.

VIII. Open Forum

No items were brought forth during the Open Forum

IX. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Audrey seconded. Meeting was adjourned at 8:01 pm.

Our next meeting will take place on May 2, 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