

THE ESTATES OF TANGLEWOOD LAKES
HOA Meeting Minutes for April 5, 2023

The Meeting of the Board of Directors was held on April 5, 2023, via zoom. 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 (Lot 071) and Linda Elizalde (Lot 074)

The following guests were present:

Glenn Smith (Lot 35), Sandra Spence (Lot 03), Roberto Ferrante (Lot 021), Clifford Brown (Lot 08), Williana Louissaint (Lot 10), Linda Corpolongo (Lot 06), Mark Edwards (Lot 45), Williams (Lot 091), Novlet Copeland (Lot 73), Averyl Blake-Fraites (Lot 018), Dwane Wade (Lot 16), Edward Stephenson (Lot 84), and Devon Quinland (Lot 68).

The following Miami Management representative was present:

Marlin Quintero Mora, CAM

Board Meeting

I. Call to Order

Jose Ockerman called the meeting to order at 7:02 pm.

II. Approval of Minutes

Jose states that Harry has reviewed and signed the minutes. Harry returned them to Marlin Quintero Mora.

III. Treasurer's Report

Jose presented the following report:

As of 02/28 the account in Banco Popular has a balance of \$166,475.28, in Checking, \$218,938.11 in savings, plus CDs of \$166,017.38 for total funds in Banco Popular of \$551,430.77. We earned \$314.70 extra income, unexpected income of \$0.00 and \$0.00 in reimbursement income. We have accounts receivable over \$1.1K which includes no legal fees and no violations. The total amount for collection is about \$1.1K.

Jose states that there are two properties that are delinquent and are at the attorney for collection.

IV. Old Business

a. Pressure Washing

Marlin states that she sent the third estimate to the board and asks if they were able to review. Jose replies that indeed the board received the estimate and asks if Marlin received another quote. He gave Marlin's information to another company. Marlin states that she reached out to the third company directly. She says that the estimates from Belair, Hartzell and the Pressure Cleaning Man are the ones that she has. Jose states that he had another estimate that should have been sent the week before. He will follow up with the company. Jose says that the estimate is in the same ballpark as the others and own their own trucks. Jose states that he will discuss the estimates with the board.

Marlin states that in the last meeting the board expressed concern on rust control. She was able to get a quote from Lawn Enforcement, the vendor currently used by the association. Jose

confirms he has the quote. Marlin says she had further conversation with the vendor. The vendor expressed concern about the irrigation pump doesn't have water. Marlin says that the association needs to see how to get water to the irrigation tank. The vendor suggests that it would be easier for the community and helpful to avoid the rust, to do some work on the irrigation side. He suggests relocating the sprinkler heads to avoid water hitting the wall in that area. Jose states that the time to be concerned about water getting into that building is long and gone. The inside is covered with mold and water has breached the building. Jose says that there is nothing to worry about, that the building is already soaked and a mold respiratory nightmare inside. He states that it's nothing to worry about since it is not used and only they go in. He asks Marlin if the well is not working since there is a pump. Marlin replies that the vendor is explaining that the pump that works for the irrigation does not have enough water is to fill up the tank that needs to be installed for the rust control system. The estimate includes the installation of a tank needed to hold the chemical for rust control. Jose says that he can use the well but if he wants city water, the association can ask a homeowner to give the 15 gallons. He fills that the homeowner near the tank will not have a problem with that.

Jose continues to state that his concern is that the association is about to spend \$50,000 – \$60,000 on the new system and to spend an additional \$1000 or more on the tank is possibly not necessary. He thinks that for now they can use rust remover. Jose will talk to Harry to get his opinion. Linda states she has no concerns.

b. Drainage Inspection and cleaning

Marlin states that she received reached out to PCI Stormwater Solutions and they continue to be delayed on the work. The company states that they are lacking staff. They will be finishing up a large project in another community and that Estate of Tanglewood would be next. She does not have a set date. Jose says that the company should have informed the community of that prior to accepting the deposit of \$6000.

c. Mailbox Issues

Marlin states that:

- Lot 96 – Homeowner states mailbox door is not closing. Marlin submitted to Beautiful Mailbox a request for repair on March 24th.
- Lot 20-21: Marlin states that on March 13, the homeowners sent an email stating that they put the mailboxes back since they had received written notice from USPS informing them that mail service would be discontinued. Beautiful Mailboxes were supposed to have installed the new mailboxes on April 4th. Jose confirms that they have not. Marlin will follow up with Beautiful Mailboxes.

d. ARC Report:

- Lot 4- tree removal was approved.
- Lot 31 – request to re-sod front lawn. Request was approved and work completed. Marlin states that the property looks really nice.
- Lot 16 – request to paint house. Request approved.

e. Delinquencies

Marlin states that there are 18 properties in delinquent status. The total amount is \$1522.33. Five units received notice of late assessment and 13 units received courtesy notice of the legal balance that they have pending.

f. Entrance Project Update and presentation:

Jose states Harry has created a presentation for the association on the timeline and difficulties of the entrance project. Jose feels that it is too complicated to present during the meeting and

he will set up a separate call to go over the project with the homeowners. The presentation is about six slides to outline the steps and issues that have been gone through to get the project completed. He will try to set up for the following week but Marlin states she is not available. Jose says it's okay and that he will share the presentation with her.

g. Community WhatsApp

Jose states that Roberto had asked him to look into doing a community WhatsApp group. Jose created one on a spare phone he had. He noticed that using the community feature would only permit one person to send out messages. He does not recommend that it is set up as a community in the WhatsApp platform but as a group. A homeowner will set it up and add all the homeowners. This will permit everyone to send messages and participate. Jose doesn't want to be gate keeper. He will ask Roberto or whoever else to set up the group and take responsibility. Jose says that the only thing the board asks is that they use the proper name of Tanglewood Estates and realize that it is not operated or sanctioned by the Board. It is simply a communication tool for the community to share information. Jose goes on to state that he feels that the Board, that is supposed to be of 7 and is only 3, is already carrying on a lot without taking on the management of the WhatsApp. He states that anyone that is willing to help reach out to Marlin.

V. Open Forum

a. Cat infestation

Tom states that he is in NW corner of neighborhood. He is concerned about the cat infestation in that area. He is not sure if it's a problem of his area or the whole community. Tom states that the feral cats are now nesting in his and his neighbors' garages. The cats are defecating and mating. A larger concern is the dogs chasing them. He made a huge hole in the fence and another lady was knocked down by her dog chasing the cats. The cats are causing damage to property. He also says that he accidentally killed one that was sleeping under his car and caused a lot of stress. He says that you can see about 10-20 cats. Tom wants to know what can be done.

Jose says that the answer would not be liked but when Jose asked the attorneys, they stated that the cats issue was not an association issue. He says that the attorneys say that if only 5-7 homeowners are affected it is not an association issue. He suggests calling animal control. Tom states that they have called animal control and that animal control states it's a homeowner issue. Jose questions how this is a homeowner issue when they are feral cats.

Tom states that not only is there property damage there is personal injury damage, and he feels that that affects the entire community. He wants to know if the attorneys will feel that it's a community issue and the HOA bears the cost of at least getting rid of the cats since animal control will not. Jose states he can't answer that since he does not know. He does agree as a homeowner not the President of the HOA that yes, the association should pay. As a Board member, he can't say since he is unsure if legally, he can. Jose does state that they will reach out to the attorneys.

Tom also states concern that he feels some people are feeding them. Jose states that he is sure as they have people who feed the ducks that defecate all around. Gifford states that he also brought this up to the board in the past. He says it is a fact that the neighbors are feeding. He states that the HOA should add to the bylaws that the residents should not feed feral cats, ducks, iguanas etc. That they would get a warning and if they continue, they are fined. He really feels that the bylaws should be amended. He is concerned that they are reproducing, and the problem is getting worse. Gifford states that he has mentioned it to some of the neighbors and

that it is a community issue. Jose stated he understands but that when brought to the attorney they said no. He will check with the attorney again. Gifford asks at the very least if a letter was sent out. Marlin states that yes it can. Jose asks if the issue was added to the newsletter. Both Tom and Gifford state they would prefer a separate letter. Another homeowner agrees that cats are a nuisance.

Homeowner at 9421 SW 6th Street states he also has an issue with cats. He says that he has no pets and can't enjoy his yard either. It is costing him money since he must purchase moth balls every week.

Tom and another homeowner express that they would like language added to the letter stating that legal action being explored. They say that there are at least two homeowners.

Tom's mother, who is the homeowner reenforces the issue with the cats. She states that they also kill animals such as lizards and then bring them to the garage and other areas. She feels that the feeding needs to be addressed. She is very concerned about walking around with her dog. The defecation and the urine is very disturbing.

Glen (Lot 35) states he has some work with the city during the week and he would be willing to ask to see what can be done about the cats and the raccoons.

b. Raccoon / possum issue and palm tree issue

Shalanda, homeowner, states that she has an issue with raccoons and possums. The raccoons swim in her pool. She states that she can't enjoy sitting in her pool area because they are there. Shalanda says she is a dog owner and is also concerned with her dog getting rabies. She has called pest control and states they are charging \$800 for five days. If they catch them in the five days great but if not then she still has the problem or has to pay for more days. She is also concerned with the raccoons getting into the attic space which will create other issues.

She also expresses her feelings about having to pay for the maintenance of the palm trees when she didn't plant. It is an issue for her to have to pay since it is very expensive to have the palms tree trimmed. Jose agrees and states he also has rats coming in. Shalanda says that she has a video of a raccoon family living in her yard. She says it's a big problem with the droppings and them running around the back. She is concerned with her children also. Shalanda states she doesn't go into the back yard.

Jose states that he will address the animal issue with the attorneys.

c. Mailboxes

Lot 55 (641 SW 93rd Ave) asks to have her mailbox added to the request for repair with Beautiful Mailbox. The door is not closing properly. Lot 96 also requested to have his mailbox looked at. Linda (Lot 6) has a concern with her mailbox door also.

d. WhatsApp/Mailboxes/Front Gate

Roberto (Lot 20) states that he took the initiative and opened a group for the community. He says that currently they have about 8 members. Roberto states that if anyone wants to join to please send him a text message to 954-806-3208. He feels that this is a great opportunity for the community to express their concerns and ideas. Jose will close the group he created.

Roberto was a little late and wanted to know what was happening on the mailboxes. Jose let him know that Marlin was reporting that the mailboxes were repaired. Roberto wants to let the board know that it was a quick solution. Jose applauds his initiative. Jose also apologizes that

the repair has taken so long. He states that the board has reached out to the vendor and the repair was not completed.

The homeowner goes on to complain that the front entrance has taken too long. He suggests that the project should be run by people who have more knowledge. Jose begs to differ that the project is being running correctly and at best can. Jose reiterates that a presentation will be sent out. He states he understands that Roberto is dissatisfied with the board but that he can't control the general contractor and the pace of the project. He welcomes Roberto to join the board to assist with his concerns. Jose stresses that there have been many issues, but the board has done a lot that are not in the meeting. Another homeowner, Glen, interjects and suggests that the concerns be tabled till the presentation meeting.

Roberto continues to say that Jose is saying that there is no responsibility on the side of the association in reference to the mailboxes. Again, Jose states that the request was submitted to the vendor and has followed up. Roberto wants to know if he can get the work statement and when it was followed up.

Marlin states to Roberto that there are only 3 minutes per homeowner, and he has used 20 minutes. He wants to review the minutes and Marlin states that he can request a copy of the minutes via email.

e. Assistance

Tom wanted to state "Thanks" to the board and that he appreciates the hard work that they do for free. He says that currently he doesn't have time to be part of the board but would like to talk to Jose and Harry about the project. Tom says if he can be of any assistance he will.

f. Trash Cans

Angel (Lot 074) is concerned with the trash cans being left out. Marlin states that she goes around every week and notes who is leaving them out.

Shalanda states that the raccoon issue also affects her with getting or putting away the trash cans since they are in that area.

VI. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. The meeting adjourned at 8:09 pm.

Respectfully Submitted,
Harry Stevens
Treasurer/Interim Secretary
Estates of Tanglewood Lakes Homeowners Association

I hereby certify that the Minutes of March 1, 2023, have been approved without corrections.

Date:_____ Signature: _____ Title:_____