

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for April 6, 2022

The Meeting of the Board of Directors was held on April 6, 2022, 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, Harry Stevens, and Linda Elizade

The following guests were present:
Sandra Spence

The following Miami Management representative was present:
Arleth Broderick, CAM.

I. Call to Order

Jose Ockerman called the meeting to order at 7:11 pm.

II. Approval of Minutes

Harry Stevens motioned to have March 2022 minutes approved and it was seconded by Linda Elizade.

March 2022 minutes were approved.

III. Treasurer's Report

Harry presented the following report:

As of 2/28 the account in Banco Popular has a balance of \$146,322.68, in Checking, \$208,392.87 in savings, plus CD's of \$165,819.20 for total funds in Banco Popular of \$520,538.55. The We Florida Financial account has been closed. We earned \$54.06 extra income, unexpected income of \$164.01 and \$0.00 in reimbursement income. We have accounts receivables of about \$2.2 K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about \$1K. The total amount for collection is about \$1200.

IV. Old Business

a. Entrance Project Update:

Jose states that the engineer had an old contract dated from 2016 and was no longer under contract. Jose requested an updated contract and the engineer acknowledged. Contract is pending. Once received, Jose will sign and scan to Arleth. Arleth will send to architect and contractor so that they can request all pertinent building permits. Jose inquires if Harry feels that the project will only take a few weeks once the project commences.

Harry wants to know if Troy should be contacted for a new contract. Jose says that he doesn't think so and that he was copied on the email. Harry thinks he should be contacted directly.

Arleth spoke with Troy and she didn't address the contract. She did say that he is now living in Georgia but he will assist where he can. She also stated that Shane is living in North Carolina and will work remote.

b. Delinquencies:

Arleth states will be sending notices since payments have not been made. At this point, she will be meticulous on the date and sending to the attorney if not paid by the due date. Arleth stated that the residents have been given ample opportunity to pay and have not.

c. Violations:

Per Arleth, says there are two. The first is Lot 102. She says that the prior manager and she have given various notices to have the house painted but the owner has not submitted an ARC. She questions if the board would like to send out another notice or to send to the attorney.

Jose makes a motion to have Lot 102 sent to the attorney. Harry seconds the motion. Motion carried.

The second is Lot 77 (residing 760 SW 94th Terrace), same situation. Various notices have been sent to have the rust removed from the house and the owner has not complied. Jose states that this should be sent to the attorney. Jose makes a motion to have Lot 77 sent to the attorney. Linda seconds the motion. Motion carried.

d. Parking Enforcement Proposal

Arleth has received two proposals but is waiting on two more. She realized that one was a software company for parking, not necessarily a monitoring company. Gold's Card Services is offering \$342/monthly and \$422 on time charge. Eagle Eye Parking Solutions gave a verbal quote of \$103/monthly. They are pending a proposal. Arleth will provide further information in the next meeting.

e. Newsletter

Jose thanked Sandra for sending the newsletter out and Harry for adding to the distribution.

f. Shared Sign

Jose states that he is still perplexed on the ownership of the sign. Harry suggests having it removed. Arleth received an email stating that there needs to be a vote for removal. Nelly had reached out and stated that neither community claimed ownership. Jose requests that prior to removal, Arleth send a certified letter requesting clarification on the sign and if not that the sign will be removed. Harry states that code enforcement have a specified

date of completion of late April. Jose states he will remove it the following week (April 13th) when there is bulk pick up.

Jose motions to destroy the sign. Harry seconds the motion.

Motion approved.

V. Open Forum

a. Lawn Maintenance: Sprinkler and weeds:

Jose will be asking Arleth to send out notices to the homeowners to maintain their lawns. They should use the sprinkler so that their grass is not brown and burnt. Also, to have them treat the lawns to minimize the weeds.

b. Clickers:

Harry has requested that Arleth order 20 additional clickers starting with the number of 544. The last batch requested had at least three duplicate numbers. One was sold to the new resident in Lot 15. That number was already used. When a new batch is received, Harry will check each one at the gate to know that the assigned number is correct. Arleth states that a spreadsheet has been created to make it easier for the assigning and logging of the clickers. The spreadsheet will also keep track of the payments. Harry states to make sure that they are sold in numerical order.

c. ARC Request:

Lot 33 has a pool ARC request. Harry states he has pushed back on this request. He says that they are requesting a backyard pool that is lakeside. He says that there is a covenant that requires that there should be a certain number of feet away from the water. He states that this should be on hold until the homeowner clarifies the ARC with the information on the distance from the lake. Arleth will look up the distance in the convenance and send the information to the homeowner to get clarification on the distance of the proposed pool.

d. New Residents and Parking:

Linda wanted clarification on the parking. She wanted to make sure that they can park four cars and that it can touch the sidewalk. Harry says that it should not be on the sidewalk. Sandra wanted to make sure that towing will not be removed and Jose confirms now.

e. Paving:

Jose states that quote was \$145,000. Both he and Harry thought that the pricing was phenomenal considering that they thought it would be more in the \$250,000. He says the concerns of the paving company is whether the drainpipes are leaking. There is a lot of sagging in the road that can be indicative of leaks. The recommendation is to have the drains certified and a video of the scope so that any issues or leakage can be documented. The leak will be an issue for the paving. Jose says that there were areas that the

city water had also caused dips in the road. It was suggested that pavement is done with the leakage not addressed and the dips will return. Jose proposes that whoever does the water draining certification to come out and inspect the pipes to make sure there are no leaks. He wants to prevent issues prior to hurricane and rainy season. Harry and Linda agree. Jose requests that Arleth get quotes.

V. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. Meeting adjourned at 7:39 pm.

Respectfully Submitted,
Audrey Carballo
Vice President/Interim Secretary
Estates of Tanglewood Lakes Homeowners Association

I hereby certify that the Minutes of April 6, 2022, have been approved without corrections.

Date: _____ Signature: _____ Title: _____