THE ESTATES OF TANGLEWOOD LAKES

**Amended MINUTES OF April 2015 MEETING OF THE BOARD OF DIRECTORS**

1. **Welcome and Call to Order**

The Meeting of the Board of Directors was held on April 20, at Dunkin Donuts. Notice of the Meeting was posted at the Association’s entrance forty-eight hours prior to the Meeting. The President, Jose Ockerman, called the meeting to order at 7:10.

A quorum of Board of Directors was established.

The following Board Members were present:

Darren Atinsky, Mitch Krauss, Linda Elizalde, Jose Ockerman, Harry Stevens

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Jose makes a motion to accept the minutes for February. 2015…Linda seconded and the motion passed unanimously.

1. **Treasurer’s Report**

As of 3/31/2015 we have, in Banco Popular, $89,222.43, in Checking, $23,973.16 in savings, plus CD’s of $161,583.10 for total funds in Banco Popular of $274,778.69.  In People Credit Union, we have $48,131.21 in Savings and CD’s of $30,413.26 for total funds in PCU of $78,544.47.  We have $353,323.16 in total association funds.  We earned $56.04 extra income, unexpected income of $77.26 and $0.00 in reimbursement income.  We have accounts receivables over 8K which includes $296.25 in legal fees, $0.00 in unit repairs and violations of about 2.3K.  The total amount for possible collection is about 7.9K.

We have 2 properties (Lots’ 39 and 95) in various stages of foreclosure.  Lot’s 39 is in both Association and Bank foreclosure and has been sent to mediation.  Several of these lots are not delinquent.  The others represent approximately 4.5K of the delinquency amount.

Lot 80’s bankruptcy was rescinded to allow a bank short sale.

1. **Fines Committee Report** – No report this month.
2. **Architectural Committee Report** – David attended meeting and has 4 arc requests pending.
3. **Old Business**
4. Entrance Project – No updates
5. Concrete Wall Entrance project- Received bid from Wallace GC…Waiting on 2 more bids.
6. Violations- Cited homes for lawns, roofs and driveways. Issued letter to homeowner lot#37 that broke gate arm.
7. Mailbox replacement- Received quote to replace all community mailboxes with upgraded units. The base will be replaced to put a plate at base. Mitch made a motion to accept proposal. Linda seconded with Harry approving, and Darren and Jose opposing…The motion passes with 3 approving and 2 opposing. The proposal Not to exceed $27,658 for entire project. Estimate would be replacement within 60 days of placing deposit.
8. Lot #39 attained a stay for foreclosure and Judge demanded mediation for the association fees….We will allow the process to move towards mediation and reject any payment plan until mediation….
9. Dog issue lot #91- Homeowner was supposed to get the dog breed papers for attorney review and the board has not received as of yet. Nelly will send letter.
10. **New Business**
11. Online payment for HOA bills. Asked for representative from Banco Popular to visit HOA meeting to discuss.
12. Jose makes motion to install plastic speed humps at intersection of sw 7th and sw 93 ave on all 3 sides not to exceed $2,500….Linda seconds, Darren approves and Harry opposes. The motion passes….
13. **Open Forum**

1 N/A

1. **Adjournment**

Darren made a motion that we adjourn the meeting. Jose seconded the motion and the meeting was adjourned at 8:53 pm.

Our next meeting will take place on Monday, May 18, 2015 at the Dinkin Dounts 9901 Pines Blvd. Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowner’s Association.