

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for August 2017

The Meeting of the Board of Directors was held on August 2, 2017 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:

Doreen Small, Wayne South and Reginald Lockwood

The following Miami Management representative was present:
Nelly Gordillo

I. Call to Order

Jose called the meeting to order at 7:20 pm.

II. Approval of Minutes

Harry made a motion to approve the May meeting minutes. Jose seconded. Motion carried and May meeting minutes were approved. Since no quorum was established for June, no meeting was held.

III. Treasurer's Report

As of 6/30 we have, in Banco Popular, \$112,611.20, in Checking, \$33,950.67 in savings, plus CD's of \$162,851.92 for total funds in Banco Popular of \$309,413.79. As of 6/30, in We Florida Financial, we have \$71,829.58 in Savings and CD's of \$30,670.94 for total funds in WFF of \$102,500.52. We earned \$102.57 extra income, unexpected income of \$137.37 and \$0.00 in reimbursement income. We have accounts receivables of over 7K which includes \$525.00 in legal fees, \$0.00 in unit repairs and excludes violations in the amount of 2.3K.

Lot 17 association foreclosure is complete and sold. The sale was objected to but on 7/28 the objection was dismissed and the sale is complete.

IV. Fines Committee Report –

A hearing was held on August 2, 2017. 4 homeowners were requested to attend. No one showed up. 2 corrected their violations and 2 are still delinquent. Lot #39 stated he is correcting this week. (One of the two under correction)

V. Architectural Committee Report –

No pending requests.

VI. Old Business

a. **Entrance Project Update**—We have preliminary approval. Waiting for city planner. We need to provide feedback for comments city submitted to our plans.

b. **Violations-Fences:** Lot #31 and Lot # 80 don't comply with association docs/arch requirements.

c. **Update of Review of Association Documents-** Still no response from Darren but Harry emailed Audrey a doc he had and she found another doc containing note she had. She will email both to the board for review.

d. **Repairs on outlets of the drainage system-** Repairs are complete.

VII. New Business

- a. **Budget-** Harry reminded the board that it's budget time. Harry, Jose and Audrey will do a walk through the neighborhood Friday morning to assess any items which need to be addressed through the budget for the upcoming year.
- b. **Hurricane Plan-**Audrey suggested a revisit to the existing hurricane plan and make any revisions.
- c. **Gate arms-**The car has been identified and Jose has contacted Pembroke Pines police for them to do focus patrols which entails a two week patrol of our community from midnight to 4am focusing on the entrance. Jose will update with more details at our next meeting.
- d. **Replacement cameras-**Jose made a motion to get three replacement cameras not to exceed \$1800. Audrey seconded. Motion passes.
- e. **Updating color book-** Harry wants to update the association color book to include fence and driveway colors. Jose motions to accept color changes to include color palate for community colors of fence/driveway updated approved ARCH colors. Harry seconded. Motion carried and passed.

VIII. Open Forum

No topics were discussed during open forum.

VIII. Adjournment

With no further business to be discussed, Jose adjourned the meeting at 8:19 pm.

Our next meeting will take place on September 6, 2017 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

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