

THE ESTATES OF TANGLEWOOD LAKES
MINUTES OF August 2016 MEETING OF THE BOARD OF DIRECTORS

I. Welcome and Call to Order

The Meeting of the Board of Directors was held on August 3, 2016 at Dunkin Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The Vice-President, Audrey Carballo called the meeting to order at 7:07 pm.

A quorum of Board of Directors was established.

The following Board Members were present:
Audrey, Darren, Harry and Linda

Jose Ockerman was absent

There were present the following Management Representatives:
Nelly Gordillo, Miami Management

II. Approval of Minutes

No meeting last month.

III. Treasurer's Report

As of 6/30 we have, in Banco Popular, \$98,494.68, in Checking, \$13,564.18 in savings, plus CD's of \$162,282.72 for total funds in Banco Popular of \$274,341.58. As of 6/30, in We Florida Financial, we have \$71,686.27 in Savings and CD's of \$30,557.21 for total funds in WFF of \$102,243.48. We earned \$123.47 extra income, unexpected income of \$106.05 and \$0.00 in reimbursement income. We have accounts receivables of over 7K which includes \$0.00 in legal fees, \$0.00 in unit repairs and excludes violations in the amount of 2.3K.

We have 1 property (Lot 95) in various stages of bank foreclosure and is not delinquent. Lot 17 is in the beginning of association foreclosure – again. Lot 39 is on a payment plan and appears to be current. Lot 38 paid off its payment plan. The others represent approximately 1K of the delinquency amount.

IV. Fines Committee Report – No fines committee meeting.

V. Architectural Committee Report – no ARC committee report.

- a) Arc committee needs a new member-

VI. Old Business

- a. Entrance project – Waiting on signage for project.
- b. Violations- Nelly sending letters to 3 homeowners.
- c. Gate arm damage issue lot #76 paid for repair. Truegreen will pay next month.
- d. Association document review- We need to send suggestion report to homeowners.
- e. Mailboxes- Still waiting for Jose to talk with attorney.

VII. New Business

- a. Since budget time is coming up, harry suggest a board walk through of the community.

VIII. Open Forum - none

- a)

IX. Adjournment

Audrey adjourned the meeting at 8.15 pm

Our next meeting will take place on Wednesday, September 6, 2016 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,
Darren Atinsky
Secretary
Estates of Tanglewood Lakes Homeowners Association