##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF August 2015 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on August 17, 2015 at Dunkin Donuts. Notice of the Meeting was posted at the Association’s entrance forty-eight hours prior to the Meeting. The Vice-President, Mitch Krauss called the meeting to order at 7:04 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Jose Ockerman, Harry Stevens, Darren Atinsky, Linda

Mitch Krauss was absent

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Minutes approval was delayed for next month due to the short time frame to review due to Secretary error.

1. **Treasurer’s Report**

As of 7/31 we have, in Banco Popular, $84,492.66, in Checking, $10,155.16 in savings, plus CD’s of $161,667.80 for total funds in Banco Popular of $256,315.62.  In People Credit Union, we have $55,537.39 in Savings and CD’s of 30,441.06 for total funds in PCU of $85,978.45.  We earned $25.16 extra income, unexpected income of $213.08 and $2089.61 in Reimbursement income (Lot’s 37 and 54 gate incident).  We have accounts receivables of over 7.7K which includes 296.25 in legal fees and 13.21 in unit repairs and excludes violations in the amount of 1.2K.

We have 1 property (Lot 95) in bank foreclosure and is not delinquent.  Lot 39 is on a payment plan and appears to be current.  The others represent approximately 2.5K of the delinquency amount.

1. **Fines Committee Report** – Fines committee met, and there were 5 violations cited.
2. Lot #18 attended fines meeting requesting an extension of fines. Committee indicated they would start to fine for various violations Sept. 1, 2015.
3. Lot#17- sent final notice for roof issues before starting to fine.
4. Lot #52- Sent final notice for dirty roof before fines start to be sent.
5. **Architectural Committee Report** –
6. Arc committee denied a request for lot #37 to install PVC fence because it did not conform to community standards.
7. Lot #62- request Nelly sends a letter to communicate with Dave on the committee regarding fence painting issue.
8. **Old Business**
9. Entrance project – Looking to hire new architect.
10. Mailbox project- Installation is progressing, and will hold back final check to do punch list.
11. Speed humps- Vendor said 6 foot not available, recommends 3 foot humps. Darren makes a motion to install 3 foot humps on either side, Harry seconds, motions passes.
12. Violations- Nelly sending letters for landscape and grass issues throughout community.
13. Gate arm damage issue lot #37 & 54- Have all been resolved to the Associations satisfaction.
14. **New Business**
15. Lot #37 fence issue- Homeowner attended HOA meeting regarding denied ARC request on PVC fence. Was suggested that he contact his vendor to see if the fence bar can be moved from the center of the fence panels to the top or bottom. Homeowner agreed to try and report back before Board makes final decision.
16. Harry and Darren walked through community August 19 and detailed sidewalk repair issues. Harry will write up the issues and locations. Harry recommended another walk through with full board.
17. Budget- Harry gave preliminary budget for 2016 with monthly fees staying at $70 per house.
18. Darren requested impact study to see the cost of grinding and replacing asphalt. Jose requested Nelly to get a quote.

1. **Open Forum - none**
2. **Adjournment**

Jose adjourned the meeting at 8.38 pm

Our next meeting will take place on Monday, September 14, 2015, at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association