

Estates of Tanglewood Lakes Homeowners Association Board of Directors Meeting  
August 25, 2008

The scheduled Board of Directors meeting was held Monday, August 25, 2008.

Members present were Dave Weber, Harry Stevens, John Napoli, and Nelly Gordillo of MMI.

Members absent were Jose Ockerman and Audrey Carballo.

- I. **Call to Order:** Meeting was called to order at 7:10pm by Dave Weber.
- II. **Minutes:** Dave asked if anyone had any questions about the minutes. John made a motion to approve the minutes as written. Harry seconded. Motion carried and the minutes were approved as read.
- III. **Treasurer's Report:** Harry reported there has been a decrease in the collection of monthly assessment fees. The Association is still owed about \$16,000. Three homeowners still owe legal fees connected with the settlement of their past due accounts. There is \$ 26,469.92 cash available for current needs and the Total Reserve is \$ 120,803.26. There are eight properties in foreclosure, with 4 still in the hands of our previous attorney, Randall Rogers. An audit of accounts revealed there were 7 properties not assessed for late fees for a 2 month period. This item was referred to Nelly.
- IV. **Fines Committee Report:**  
No report was filed by the committee. There will be a September meeting. Letters to homeowners need to allow a 2 week notice. Discussion regarding fines applicable in cases where work has been done without approval and without a permit.
- V. **Architectural Committee Report:**  
(No report was recorded as a part of these minutes)
- VI. **Old Business:**
  - a. Seal Coating and Striping –Questioned if work complete: painting over footsteps instead of re-doing work? Speed humps supposed to be repainted?
  - b. Rust/Pressure Cleaning of Sidewalks – Complaints of grass being burned at some properties, some rust spots left.
  - c. Hollybrook follow up – Letter needs to be sent registered, with return receipt requesting another meeting within 30 days, for discussion of our continuing problem for 3 homeowners: we want to put Hollybrook on notice they will be billed for damage caused by errant golf balls.
  - d. Entry area – Gate incidents still occurring but being handled; marquee is to have lamp replaced; bid of \$ 1,235.00 received for refurbishing gatehouse interior, Harry and Dave had questions about the work

Miscellaneous

- e. Association Website - Discussion of the association website tabled due to the absence of Audrey Carballo. Newsletter will be monthly or quarterly to save money. Tabled for a vote at a later date. Discussion a/o action on hurricane plans-holding for return of Jose. Violations discussion.

## **VII. New Business:**

Complaints about religious groups canvassing the neighborhood. Those involved have to say who invited them in or they are guilty of trespassing.

Insurance is due September 4, 2008. Satisfied with agent but problem with scheduling a meeting to review property and coverage. Possibly look for a different carrier.

Mailboxes: Necessary to work out a deal for funding now and the Board of Directors must be on board to do this. Replacement for the entire community was the goal by the end of the year. Price for the work now between \$ 17,000 and \$ 26,000, depending on style selected. Big plus is 20 year life expectancy.

Linda Elizalde, who has been active in the community and expressed an interest in becoming a board member, was voted in. Congratulations!

## **VIII. Open Forum:**

Homeowners concerns: # 17, 9400 SW 6<sup>th</sup> Court – thought a truck had been stolen from her driveway. It was towed. Homeowner asked for reimbursement of towing fees. Discussion ensued. Harry motioned not to reimburse for towing fees. John seconded. Motion carried and the Homeowner will not get reimbursed for the towing fees.

## **IX. Adjournment:**

Motion to adjourn at 9:08. Meeting adjourned.

Submitted by Claire Mooers and Linda Elizalde