

# THE ESTATES OF TANGLEWOOD LAKES

## HOA Meeting Minutes for October 2016

The Meeting of the Board of Directors was held on December 7, 2016 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 7:46pm.

Jose Ockerman, Audrey Carballo, Harry Stevens and Darren were present

Miami Management  
Nelly Gordillo was present

### **I. Approval of Minutes**

Audrey makes a motion to accept Oct. and Nov. 2016 minutes. Jose seconds. Motion passes.

### **II. Treasurer's Report**

As of 10/31 we have, in Banco Popular, \$97,945.38, in Checking, \$20,354.91 in savings, plus CD's of \$162,412.19 for total funds in Banco Popular of \$280,712.48. In We Florida Financial, we have \$71,722.32 in Savings and CD's of \$30,587.96 for total funds in WFF of \$102,310.28. We earned \$0.00 extra income, unexpected income of \$119.94 and \$0.00 in reimbursement income. We have accounts receivables over 5.4K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 2.3K. The total amount for possible collection is about 3.1K.

We have 2 properties (Lot's 17 and 95) in various stages of foreclosure and Lot 95 is not delinquent.

### **Fines Committee Report –**

- 1) No fines committee

### **III. Architectural Committee Report –**

- 1) Motion initiated by Harry for lot#19 extension of painting of roof. Darren Seconded. Motion for extension passes.

### **IV. Old Business**

a. Entrance Project Update—Jose is looking for a new sign company to apply for the city application. Found a sign company, Saul Signs, and waiting for proposal.

b. Violations- None sent.

c. Update of Review of Association Documents- Darren touch base with Audrey to finalize what are the final changes to submit to the attorney.

## **V. New Business**

a. Gate incidents- 1 incident was reported by Nelly on 10/21/16. Report was made by Nelly.

## **VI. Open Forum**

- a) Drainage outlet repairs. Nelly is getting a proposal to see the cost to repair.
- b) Jose asked to approve Hartzell to remove rust and pressure clean the sidewalks. Board approves.

## **VII. Adjournment**

With no further business to be discussed, Jose adjourned the meeting at 8:16 pm.

Our next meeting will take place on February 1, 2017 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

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