

## THE ESTATES OF TANGLEWOOD LAKES

### HOA Meeting Minutes for December 2017

The Meeting of the Board of Directors was held on November 1, 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, Harry Stevens and Linda Elizalde

The following guests were present:

David Brough and Scott Levine of Brough, Chadrow & Levine, Esq. Law Firm

The following Miami Management representative was present:

Nelly Gordillo

#### **I. Call to Order**

Jose called the meeting to order at 7:38 pm.

#### **II. Approval of Minutes**

Jose made a motion to approve the November meeting minutes. Linda seconded. Motion carried and November's meeting minutes were approved.

#### **III. Treasurer's Report**

As of 10/31 we have, in Banco Popular, \$112,881.90, in Checking, \$40,756.17 in savings, plus CD's of \$163,004.38 for total funds in Banco Popular of \$316,642.47. In We Florida Financial, we have \$71,853.79 in Savings and CD's of \$30,698.01 for total funds in WFF of \$102,551.80. We earned \$26.84 extra income, unexpected income of \$0.00 and \$463.04 in reimbursement income. We have accounts receivables over 3.9K 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 3.3K.

#### **IV. Fines Committee Report**

No fines were reported in December by Nelly. She did send a few letters in November and will send reminders in January.

#### **V. Architectural Committee Report**

1 application is pending.

#### **VI. Old Business**

a. **Entrance Project Update-** We haven't heard anything, The architect has been paid. Jose will call architect for an update.

b. **Violations-** No violations. Jose inquired as to finding an alternate towing company.

c. **Update of Review of Association Documents-**We need 2/3 of the homeowners to vote on the proposed updates to the Association Documents. Lawyers are in the process of reviewing the proposals and will update soon.

#### **VII. New Business**

a. **Hurricane Plan update** –Harry/Jose have been looking into possible texting alerts and information. Send Pulse is a company who will text & send out the newsletter for around \$10 per

month. Clickatel is around \$5.00 month. We will table this item until next month and choose a company at that time. We are also considering retaining a tree trimming company to trim the trees 2x per year and see if the retainer will include clean up after a storm/hurricane

## VIII. Open Forum

- a) **Docs/By Laws Inquiries to Lawyers:**  
**Home dba as an AirB&B-** The intent of the business does not align with the safety and welfare of our community. We will submit to the attorneys to adjust the docs to state any AirB&B must have a minimum lease of the property of 3 months.
- b) **Compensate Harry for Camera/Gate work-** Lawyers said statute was amended last year. They will send Nelly the information. Minutes must be transparent as to whom was paid, how much and for what service.
- c) **Fence extending to the waterline-** Section 5.22 states fence must be 20ft away from the shoreline. 1994 was when the developer did the amendment.
- d) **Clarification on Gate Damages-** Lawyers were asked whether or not perpetrators can be charged with vandalism? According to them, person who gets out of the car is considered trespassing. Person who damages the gate with the car-we can go after their insurance company. In addition to calling police, we can take them to small claims court, If we can tie the perpetrator to a resident, we might be able to prosecute-and/or lien the homeowner.
- e) **E votes-** there is nothing right now in the HOA prohibiting electronic voting, but lawyers recommended saving big decisions for meetings. Also-all e-votes need to be recorded in the next meeting's minutes as a matter of record.
- f) **Texting system for emergency alerts/information-** Lawyers stated we need a consent in writing for texts. We can send a link with a subscribe/unsubscribe option.
- g) **EOTL Newsletter-** Nelly sent out Sandra's first newsletter.
- h) **2017 Service Guide-** All vendors get in by reviews. We will look into this.

## VIII. Adjournment

With no further business to be discussed, Harry motioned to adjourn the meeting. Audrey seconded. Meeting was adjourned at 8:16 pm.

Our next meeting will take place on February 7, 2018 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

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