

Estates of Tanglewood Lakes Homeowners Association Board of Directors Meeting
December 15, 2008

The scheduled Board of Directors meeting was held Monday, December 15, 2008.

Members present were Dave Weber, Jose Ockerman, Harry Stevens, Audrey Carballo, John Napoli, Linda Elizalde and Nelly Gordillo of MMI. Guests: Leola Williams.

I. Call to Order:

Meeting was called to order at 7:17 pm by Dave Weber.

II. Approval of Minutes:

Harry motioned to accept November's minutes as read. Jose seconded. Motion carried and the November minutes were approved as read.

III. Treasurer's Report:

Harry presented the December Treasurer's report.

- There is \$10384.40 in checking, \$22350.11 in savings and a total \$133,083.93 in reserve. There was a \$3963.88 mistake on lot 66 in November, which made the numbers I submitted last month incorrect; it changed the income for that month from 13221.59 to 9257.71. So, for this year, we have collected an extra \$6900 in income. But we still are owed over 17K and this excludes violations. We have earned an extra \$3517 in interest for the reserve account. We have spent 3.7K more than we have received. This is because we paid \$9620 for the mailboxes out of the operating expenses, where we had only budgeted \$7000 and was offset by the extra \$6900 income. The Association has spent over \$7348 so far this year, but we stand to collect \$4500 which, when collected will bring us under budget for legal fees.
- CDAR: I have been in contact with Banco Popular to try and fix the problem of not depositing interest each month as we have requested. It has been several days now.

IV. Fines Committee Report:

Leola reported there were no violations for December. Discussion ensued involving Lot # 28. Another discussion concerning Lot # 17 began. Dave strongly suggested Lot # 17 be asked to come to the January 2009 meeting. If they don't show up, fines will be assessed immediately.

V. Architectural Committee Report:

There was no meeting scheduled. Since there was no Chairman, Dave conducted an electronic meeting and volunteered to be the Chairman. Dave was voted in, despite Carol's objection.

VI. Old Business:

a. Delinquency /Collections - Harry presented the following report:

- LMSI GL Coded wrong for checks 361, 362, 363 should be 6071 not 5010 legal fees. This does not seem to be corrected; this has been going on for over two months.
- Lot #21 - They owe \$255.88 in legal fees, but have a credit \$1115.00 for assessment. IAW FS this should have already been paid. Where do we stand on this?
- MMI is not applying payments received IAW Florida Statute. Where do we stand on this? Did you find out which workers were entering payments for the LOT numbers I provided to you?
- LOT # 17 - \$25.00 charge for the violation credited to assessment and not violations. Where do we stand on this? I also noted a 3708.88 adjustment to the assessment, not payment. There is also no payment of interest, late charge, and special assessment or violation income. This again shows that MMI is not following Florida law. The board may have to file a charge with the department of professional regulations, because MMI is not following Florida law.

- Legal - Lot #21/ #32 - BCL received payment 11/6 of \$949.06 and \$300, but we have not seen an invoice. Where is the money?
- LOT # 32 - 12/1 received check for \$350, sent \$300 to HOA on 12/11, did we receive it yet? \$50 legal fee? (2281.64)
- LOT # 21 - Check cleared 12/1, where is the money from BCL?
- LOT # 47 any update on process server at alternate address? (\$3277.17)
- LOT # 67 Bank sale cancelled? (\$2096.06)
- LOT # 102 – 11/12/08 - Stipulation agreement was sent to owner. Down Payment in the amount of \$350.00 due 11/30/08, along with executed Stipulation of Settlement. GI
 - 12/03/08 Received Stipulation of Settlement and Order. dt
 - 12/04/08 Executed Stipulation was sent to be filed. Awaiting Order. gl
 - 12/08/08 Owner called, he will replace the cashier's check that it is missing. gl
 What do we do now call the debt? (641.63)
- LOT # 39 – MMI received payment in full in December.
- No late fees will be applied in December

Audrey questioned the amount of time it takes from BCL to pay the Association. She cited several instances in the Association report for December where an inconsistent amount of days were recorded from the time BCL received payment until the time the Association received the check. Harry also questioned Lot # 26 – BCL received a check for \$ 350, yet we only received a check from BCL for \$ 300. Nelly addressed the inquiry with a report from BCL. Nelly will follow up with BCL concerning making more precise notations when they receive monies.

b. Seal coating of streets – The Association still owes Miguel Lopez around \$250.00. Nelly will check to make sure the invoice she received is correct.

c. Meeting with Hollybrook Association follow-up – Nelly contacted BCL on Friday. BCL claimed they never got her e-mail. She will send it again. This item is tabled until January.

d. Gate house rehabilitation – Mr. Joseph spoke with Dave and asked what we wanted to do. He submitted an invoice for \$ 760.00. Jose motioned we accept the invoice for \$ 760.00. John seconded. Motion carried and the invoice for \$ 760 from Mr. Joseph was accepted.

e. Dividers at front entrance – Dave said he can schedule Gatesystems to come out and do the evaluation of wires & keypad for the left entry gate, at no cost to us. Jose volunteered to be available for that meeting. Nelly will set it up, Jose will also ask for a quote from Gatesystems.

f. Gatesystems repairs – The pedestal is done. Harry isn't sure about batteries & chip upgrade. He reported no more power outages. Monitek replaced the battery supply to the camera system. The tech came out twice but Harry fixed the problem. Since Harry fixed the problem, he doesn't expect us to be charged for a second invoice. Harry has tweaked the camera system. This also must be done at night. Audrey spoke about not being able to see the display in direct sunlight. Harry will check into getting and installing a hood to partially shade the display. Harry also requested that a key be made for each BOD member. Nelly contacted Gatesystems about bringing back the old pedestal. Harry still does not have the rope he used to tie up the old pedestal to the pilings.

g. Mailboxes – They look great. Decorate them for the Holidays. Lot # 41 inquired as to where the house numbers are placed. Harry said, according to Postal Code, it must be on the right side. Harry will follow up.

h. Traffic Agreement– Nelly received agreement from City of Pembroke Pines. BOD needs to read & sign so engineer will come out and assess if our speed humps & traffic markings are legal. Dave suggested not paying Miguel Lopez until the City signs off on the legality of the speed humps & traffic marking requirements. We

are under the assumption that Miguel Lopez has pulled all the permits necessary before he began work in our Association. Audrey motions to table discussion of the Traffic agreement until the BOD has a chance to read the document. John seconded. Motion carried and the item will be tabled until January. Nelly agreed to send everyone a copy of the agreement.

- i. Storm Drain cleaning – 17 drains were cleaned just before Thanksgiving. We are awaiting a report.
- j. Coupons – BOD decided to charge \$ 7.40 plus postage to replace coupons book for a homeowner who asks.
- k. Violations –
 - Dave asked if BOD wants Mr. Jarvis to come and treat for white flies. There are also dead bushes which need replacing. The ficus hedge from camera pole to the pump house also needs to be treated. Someone is taking down/moving the Holiday lights at the front entrance.
 - Nelly will send an e-mail to Lot # 26 and # 27 concerning their Hurricane shutters.
 - John reported the child on the scooter.
 - Leola reported 2 FLP lights burning during the day. Nelly will follow up.
 - Harry asked these entries be corrected: Check # 361, # 363 – MMI coded these incorrectly. They were coded as Legal Fees. Nelly will check on this. Also – Lot # 21 – credit or \$ 1115? According to ACR, they still owe legal & late fees of \$ 255.88. Harry wants to know when this will be corrected. MMI did not zero out legal fees. He brought this up at the last meeting. Harry feels MMI is not following Fla. Statutes. Nelly suggested Harry meet on site with the Supervisor of Accounts. Nelly will ask if the person can meet Harry at the Sawgrass Office.
 - Lot # 17 – Doesn't show as paid and the ledger still shows they owe \$ 3,000. MMI corrected this twice.
 - Lot # 66 – Still owes \$ 3788.00 – any news or update?
 - Lot # 47 – from BCL , process server on alternate address
 - Lot # 67 – Bank sale cancelled
 - Lot # 102 – Payment plan. On Dec 3rd, BCL received a signed agreement. Owner then called BCL on 12/8 and said he'd replace the cashier's check, which BCL said they never received. Total owed is \$ 641.63. Nelly will follow up to see if they received a check by now. Then, the lawyers will let us know how to proceed from here.

VII. New Business:

- a. Presentation about Newsletter by Carol Gonsalves – Carol was unavailable to attend the December meeting and the item is tabled until January.
- b. There was an e-mail from Nelly to Harry concerning late fees. It addressed the question of Late fees to be charged to amounts owed that are less than the assessment? What do we want to do? MMI is either unable or unwilling to apply late fees when there is an outstanding balance less than the assessment at the beginning of the month. Do or can MMI manual override this? For now, Harry said we will do late fees from the 12th of the month and interest from the first of the month.
- c. Check # 531 – NSF check from Lot # 38 – where do we stand on this?

VIII. Open Forum:

- a. Harry asked for the BOD's opinion on creating a Master Plan/Long Range Objectives for our community. Discussion ensued. Dave asked Jose to set up a committee. Jose will contact John, Audrey and Linda to set up a meeting to discuss ideas for the presentation.
- b. Leola and her neighbors on 6th Court wished to thank everyone for their service to our community during the past year.

IX. Adjournment:

Audrey motioned for adjournment. Jose seconded. Motion carried and with no further business to discuss, the meeting was adjourned at 9:06 pm.

The next meeting date is scheduled for January 19th, 2009 at 7:00 pm at the Florida Bible School.

Respectfully submitted,

Audrey Carballo, Secretary
Estates of Tanglewood Lakes Homeowners Association
January 9, 2009