##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF DECEMBER 2014 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Annual Meeting of the Board of Directors was held on December 15, 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 7:16.

A quorum of Board of Directors was established.

The following Board Members were present: Jose, Harry, Darren and Linda

Missing members: Mitch.

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

Notices were sent out were sent out in advance according to HOA rules and by-laws, but only 7 homeowners showed up and 4 proxies were received. There was no quorum established for homeowners for annual voting of Board of Directors which needed 35 homeowners. The board rolls over as is for 2015.

Harry makes a motion to close annual meeting at 7:19pm and Darren seconds. The motion passes unanimously.

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on December 15, 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 7:21 pm.

1. **Approval of Minutes**

 Darren made a motion that we accept the meeting minutes from October. Jose seconded the motion and it unanimously passed.

1. **Treasurer’s Report**

As of 11/30/14 we have, in Banco Popular, $76,577.62, in Checking, $23,962.01 in savings, plus CD’s of $161,404.99 for total funds in Banco Popular of $261,944.62.  In People Credit Union, we have $40,720.76 in Savings and CD’s of $30,359.78 for total funds in PCU of $71,080.54.  We earned $57.98 extra income, unexpected income of $258.78 and $400.00 (Lot 36) in reimbursement income.  We have accounts receivables over 6.9K which includes $296.25 in legal fees, $0.00 in unit repairs and violations of about 2.4K.  The total amount for possible collection is about 4.8K

We have 6 properties (Lots’ 19, 36, 39, 61, 80 and 95) in various stages of foreclosure.  Lot 52 is on a payment plan.  Two lots’ are schedule for bank sale in mid-January.   Several of these lots are not delinquent.  The others represent approximately 6K of the delinquency amount.

1. **Fines Committee Report** –
2. No report
3. **Architectural Committee Report** – No report
4. Application received for driveway request and another for sliding glass door addition. Pending approval by arc committee.
5. **Old Business**
6. Entrance Project – Jose will attempt to contact Mayor. We cannot proceed until we gain approval from the city.
7. Cinder wall project for front gate area. Harry will solicit GC bids for project to erect cinder wall at entrance.
8. Mailbox repaired at lot 58 with hinge problem.
9. **New Business**
10. None.
11. **Open Forum**
12. Lot #66 asked to park her cars on side of street for 4 days due to driveway pressure cleaning and sealing. She will give Nelly the dates so the tow company will not tow away.
13. **Adjournment**

Darren made a motion that we adjourn the meeting. Jose seconded the motion and the meeting was adjourned at 8:06pm

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

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association