

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF DECEMBER 2013 MEETING OF THE BOARD OF DIRECTORS

I. Welcome and Call to Order

The Meeting of the Board of Directors was held on December 16, 2013 at Dunkin Donuts Pembroke Pines. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President called the meeting to order at 7:19 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Harry Stevens, Darren Atinsky, Jose Ockerman and Linda Elizalde

There were present the following Management Representatives:

Nelly Gordillo, Miami Management,

There were present member of the attorney team:

Attorney Scott Levine.

II. Approval of Minutes

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

III. Treasurer's Report

As of 11/30/13 we have, in Banco Popular, \$59,011.03, in Checking, \$23,902.06 in savings, plus CD's of \$160,926.82 for total funds in Banco Popular of \$243,839.91. In People Credit Union, we have \$18,508.07 in Savings and CD's of \$30,255.75 for total funds in PCU of \$48,763.85. We earned \$176.17 extra income, unexpected income of \$243.27 and \$0.00 in reimbursement income. We have accounts receivables over 14.3K which includes \$991.00 in legal fees, \$1060.00 in unit repairs and violations of about 6.9K. The total amount for possible collection is about 8.4K

We have 7 properties (Lots' 15, 19, 36, 39, 61, 80 and 95) in various stages of foreclosure. Lot's 15 and 36 are in both Association and Bank foreclosure. Several of these lots are not delinquent. The others represent approximately 10K of the delinquency amount.

IV. Fines Committee Report – No Report

V. Architectural Committee –

- a. Dave had 2 requests and will report back next meeting.

VI. Old Business

- a. Mailbox Upgrades- Sherry from Beautiful Mailbox showed 2 samples of upgraded durable mailboxes. She also indicated she would offer a vinyl gold reflective numbers for no extra cost. CMB5- \$107.50 per unit & CMB6- \$127.50 with a \$25 dollar install. Sherry will visit the community and see if the current posts can handle the new weight of the upgraded boxes and use lot#20 as a possible test.
- b. Entrance project- E-mails for meeting with the architect with city issues. We incurred \$1,200 additional cost for survey of entrance. No additional information as of yet.
- c. Lot 56 request –

VII. New Business

- a. Lot #20 mailbox incident. Harry captured the video of a Salvation Army truck ran into the mail box and destroyed. Nelly will notify the Salvation Army to recoup the replacement cost.

VIII. Open Forum

- a) Darren made a motion to have all future meetings at the Dunkin Donuts on University. Jose seconded. All agreed and the motioned passed. Funds will come out of the contingency to pay. Estimated \$24 per month.
- b) Harry requested to change our current ATT landline with a VOIP, but need to run a line. Jose made a motion to change phone to ATT cellular to save money per month. Linda seconded. Motioned passed.

IX. Adjournment

Jose made a motion that we adjourn the meeting. Darren seconded the motion and the meeting was adjourned at 8:45 PM.

Our next meeting will take place on Monday Jan 20, 2014, at Dunkin Dounuts 9901 Pines Blvd., Pembroke Pines, FL 33024

Respectfully Submitted,

Darren Atinsky
Secretary
Estates of Tanglewood Lakes Homeowners Association