

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for February 5, 2022

The Meeting of the Board of Directors was held on February 5, 2022, via zoom. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the meeting.

The following board members were present:
Audrey Carballo, Harry Stevens, and Linda Elizade

The following guests were present:
Doreen Smalls
Sandra Spence

The following Miami Management representative was present:
Arleth Broderick, LCAM.

I. Call to Order

Audrey called the meeting to order at 7.09 pm.

II. Approval of Minutes

Harry Stevens motioned to have November 2021 minutes approved and it was seconded by Audrey Carballo. November 2021 minutes were approved.

Harry Stevens motioned to have December 2021 minutes approved and it was seconded by Linda Elizade. December 2021 minutes were approved.

Harry Stevens motioned to have January 5, 2022 Annual Meeting minutes approved, and it was seconded by Audrey Carballo. January 5, 2022 Annual Meeting minutes were approved.

III. Treasurer's Report

Harry presented the following report:

As of 12/31 the account in Banco Popular has a balance of \$138,773.50, in Checking, \$124,391.08 in savings, plus CD's of \$165,775.63 for total funds in Banco Popular of \$428,940.21. In We Florida Financial, the balance is \$82,462.87 in Savings. We earned \$74.70 extra income, unexpected income of \$128.79 and \$0.00 in reimbursement income. We have accounts receivables over \$2.1K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about \$1.5K. The total amount for possible collection is about \$692.

IV. Old Business

a. Entrance Project Update:

Harry asks if the change of contractor was signed. Arleth states she found the copy for 2020 that Jose had already signed and notarized. She sent it to the contractor, Anaco Development showing it was already done and requested an update with regards to permit approval so that the project can commence.

At first the contractor was stating he was asked to submit Certificate of Insurance information, contractor's license and a bond. Contractor felt he didn't need bond since it was not working

3/4/22 

within city limits, and it was not necessary. He provided the information to the Environmental Department of the City of Pembroke Pines. Hopefully this is the final documentation required.

b. Fines Committee

Arleth mentions there is currently only one member on the committee. Linda Schlepp-Gray declined. Unsure if Marjorie Samerson is still participating. Two more members are required. Harry states this has been problematic to recruit and without this committee, it is difficult to do a lot of stuff. Arleth makes a call out to the residents on the call to see if they would like to participate on the committee to let her know.

c. Pressure Cleaning:

Arleth received pictures from Jose Ockerman, President, with regards to the pressure cleaning. She will be reviewing and sending them to Hartzel. There are approximately 37 pictures. She will pick the ones that are the most pertinent to send to have them correct the issues. Harry states that some of the issues dealt with rust. He says they sprayed something on the rust of the door of the gate house and it removed the paint.

d. Sidewalk Damage:

Arleth states this will be added to repairs projected for December 2022 or January 2023. Harry states those dates are an estimate since a new contractor needs to be found since Miguel Lopez has closed. Nelly had a list of other companies. And he asks for Arleth to look at companies that she may know of. Harry expressed concern with the areas where there is a tree that the area surrounding them are all weak or/and cracked. He says all it would take is a truck to go over and the cement will crack. There are stress cracks that can be seen. He thinks the board should get together and walk the neighborhood to determine which areas should be repaired.


e. Restripe Speed Bumps:

Audrey brought up that they had asked Nelly to look into getting someone for the re-stripping of speed bumps. She asked if this was done. Arleth was unaware and will investigate it. She will look or contact Nelly.

V. New Business

a. Parking Enforcement Agreement:

Arleth states that on January 29th, Ronnie Koch, President of LMSI, inquired about the hours in the parking enforcement agreement and vehicle being towed due to being parked across the sidewalk. The board was thinking about reviewing the parking enforcement agreement. Arleth affirms there were two invoices in dispute and non-visits to the community on July, November, and December of last year. Board was to review if service is needed or if it was best to research for another parking enforcement company. Audrey asks Harry and Linda what they think. She questions if there really is a problem. Harry reviewed the logs and states that it has been approximately three years since a car has been towed. He doesn't think it's an issue, but the problem is he is uncertain of the history and why there is no parking across the street. Questions if it was a safety issue since the road was narrow and if it was the city mandating. He says that they don't have history of why it was set this way and that it was this way since they moved in. Harry says it really hasn't been an issue and that LMSI has randomly come through but very sporadic. There was no invoice since last year. System shows that they attempted to enter the location, but Harry is not certain they did. Harry feels this should be investigated and discussed with the residents. Audrey has gone to other communities with signs posted but not sure if they list the towing company. Harry feels there should be more discussion on continuing to use the

3/4/22 

towing company used by LMSI. He states that they can be predatory at times. Audrey asserts that she thinks that the company should be changed. Linda states she agrees that it should be discussed and to have Jose's opinion also. Harry pointed out there was one towing that had to be disputed since it should not have been towed. He says they should reach out to the Fire Marshall to ensure that there are no ordinances on the parking on the street based on the width of the road. More reaching out is needed. Arleth will reach out to the City of Pembroke Pines and the Fire Marshall.

VI. Gate Entry System

Harry added clarification to the numbers reported in the past meeting. He was mistaken on some of the limitations. He spoke with Diamond Gate and received clarification. Currently, there are 176 out of 260 lines and 133 phones out of 250. Each of the 260 lines can have 6 cards and clickers but only 250 of them can have phone numbers. This means that every resident can have a secondary hidden number and up to 12 cards and clickers. Capacity will not be maxed out. It also enables the ability to assign to vendors such as UPS, FedEx, Natural Habit, and other businesses. He feels that the board needs to be very judicious and when residents move away from the community. The numbers need to be removed to ensure security. Once the front entrance project is complete, Harry says he will investigate the unknown numbers and have them associated with a lot. Audrey suggests Sandra add it to the next newsletter. Harry disagreed and felt that this is something that needs to be manual. He feels that they will have to sit at the front gate and get the information as people enter to assign to lots. Harry feels it is a security issue since old cards are not turned in. Audrey volunteers to assist in the mornings and Linda volunteers also.

VII. Year End Financials

Harry states the association's finances are very strong. HOA has enough monies set aside in both operating and reserves, and the entrance project will not require an assessment. It will not hurt the HOA in any way. In the analysis of FY 20-21, spending against budget, he finds that HOA stayed somewhat within budget. There was one area of significant variance between budget and actual, the area was the sidewalk maintenance. The HOA had set aside \$9300 and \$0 was spent. Prior year \$62,878.49 was spent. Other areas were the insurance and the entrance project. Harry states the last payment he shows is in September 2019 and questions if insurance is current. Arleth needs to reach out to the insurance agent to check status. Harry is unsure if the payment was for two years. He does not show payment for 2020. He included a copy of the actual versus budgeted for the fiscal year. For the year \$1,783.46 in interest, late fees, and reimbursement. HOA spent \$39,099.77 less than what was budgeted. This is a direct result of no sidewalk maintenance, no insurance payment, and progress on the front entrance project. The reserve account earned \$1022.03 in interest last year. Finances are very strong.

VIII. Open Forum

Linda brought up the topic of the residents not knowing the schedule for bulk trash pickup. Harry says for November and December the bulk trash was not picked up. He feels it will get worse since there is no longer recycling. He states that residents need to break down the cardboard boxes so they fit in the cans. If they don't, they will not be picked up. The pick up days are the second and fourth Wednesday.

Arleth suggests that there be an email blast. Harry states that BOLO does not have all the current emails for all the residents. It is incumbent on Arleth to obtain a legible email address along with a phone number. He inquires if Nelly was able to send out BOLO letters to Lot 103 and Lot 15. Harry states he sent to Nelly after last meeting. Arleth to follow up.

3/4/22 

Harry also states that if bulk is not picked up, residents should be notified to contact City Hall. This will prevent the issue of bulk being left out for a long period of time. Audrey suggests that the phone number is included in the newsletter. Arleth states that she will try to locate those numbers. A resident stated their bin was damaged by the trash truck. They were told that they had to put out the bin on the next trash day. This would leave the resident without a bin for one cycle. They asked what to do in this situation. Harry stated residents should contact Arleth so that management knows the situation and the dates.

Harry asks if the request for painting the door has been signed. Arleth will take the request to Audrey for signature.

IX. Adjournment

With no further business to be discussed, Linda motioned to adjourn the meeting. Harry seconded. Meeting was adjourned at 7:47 pm.

I hereby certify that the Minutes of February 5th, 2022 have been approved without corrections.

Date: 3/4/22 Signature: Audrey Carballa Title: Vice President/Secretary

Number of Pages: 3 (including cover)
Number of Pages: 2 (including cover)
Number of Pages: 1
As of Last Complete Backup
Last Backup On: 3/3/2022 13:31:00 GMT
Total Backup Time: 1 minute
Last Backup By: Audrey Carballa
Last Backup On: 3/3/2022 13:32:00 GMT
Change Number: 3
Creation Date: 3/3/2022 13:32:00 GMT
Comments:
Keywords:
Version: 1.0
Subject:
Type: E2E20207 - minutes
File:
Path:
Description:
Location: