##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF February 2015 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on February 16, at Dunkin Donuts. Notice of the Meeting was posted at the Association’s entrance forty-eight hours prior to the Meeting. The Vice President, Mitch Krauss called the meeting to order at 7:03 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Darren Atinsky, Mitch Krauss, Linda Elizalde, Jose Ockerman

Absent board members:

Harry Stevens

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

Guest speaker HOA retainer attorney Scott Levine from Brough, Chadrow &Levine, PA give us his yearly update on our HOA legal account. Based on MRTA law we need to take some action within 30 years to preserve declaration of Associations made in 1988 by board committee. Need 2/3 vote of Board. We need a special notice of the meeting which will be prepared by attorney.

1. **Approval of Minutes**

Mitch makes a motion to accept the minutes for the annual meeting Dec. 2014, and Januarys minutes for 2015. Darren seconded and the motion passed unanimously.

1. **Treasurer’s Report**

No report this month.

1. **Fines Committee Report** – 5 owners cited. 4 violations corrected 1 failed. Nelly will send 10 day letter.
2. **Architectural Committee Report** – Dave attended and mentioned lot #77 had a tree removed in the front. Lot #11 repainted their driveway grey. It was grey, but was not approved for repainting.
3. **Old Business**
4. Entrance Project – No updates
5. Concrete Wall Entrance project- Waiting for GC bid from mark Wallace.
6. Violations- Nelly cited several home owners for roof conditions.
7. Mailbox replacement- Harry asked about whether the cost of the mailbox includes the plate at the bottom. It doesn’t per the company.
8. Dog issue lot #91- Attorney offered opinion letter. Asked if the board wants to have the home owner to provide the papers for the breed. Darren makes a motion to request papers for the homeowners to provide. Mitch seconded and motion passed.
9. **New Business**
10. Jose mentioned about roots pushing sidewalks and roads apart. He will let us know the locations and if they need to be patched.
11. Ron said the road around the drain is eroding.
12. **Open Forum**
13. N/A
14. **Adjournment**

Darren made a motion that we adjourn the meeting. Mitch seconded the motion and the meeting was adjourned at 8;10 pm.

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

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association