##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF FEBRAURY 2013 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on February 18th at the Florida Bible Church Cafeteria. Notice of the Meeting was posted at the Association’s entrance forty-eight hours prior to the Meeting. The Vice President called the meeting to order at 7:14 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Harry Stevens, Linda Elizalde, Darren Atinsky, and Mitch Krauss.

The following Board Members were absent:

 Jose Ockerman

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Darren made a motion to accept the minutes and Linda seconded the motion and it unanimously passed.

1. **Treasurer’s Report**

As of January 31st there was $48,477.87 in checking, $23,831.77 in savings, plus CDs of $190,729.66 for total funds of $263,039.30.

We earned $9,972.92 in assessment income, $667.07 in prepaid assessment income, and $70 in late charges. We dismissed $311.19 in assessment interest (lot 38 and 43) and $520 in legal fees (lot 38).

There are seven units in various stages of bank foreclosure. There is one unit in legal for unpaid assessments (lot 36). Lot 38 completed their payment plan on 12/12. Lot 80 is now out of legal and the association received full payment as of 1/13. Lien was filed on lot 36 on 11/27/12 and the association is in the process of filing foreclosure. Lot 39 requested a payment plan with the association and has since made their first installment of $170 (made on 2/13/13).

1. **Fines Committee Report**

Fines committee met and cited six homeowners. Three corrected before their hearing. Two requested a one week extension and one requested a two month extension.

1. **Architectural Committee Report**

No report.

1. **Old Business**
	1. **Appointment of officers positions –** Mitch made a motion that we reallocate positions as follows:
		1. **President –** Jose Ockerman
		2. **Vice President –** Mitch Krauss
		3. **Treasurer –** Harry Stevens
		4. **Secretary –** Darren Atinsky
		5. **Director** – Linda Elizalde

Darren seconded the motion and the motion unanimously passed.

* 1. **Drainage re-certification –** No action taken.
	2. **Violations –** No action taken.
	3. **Pest control service for common areas** – We will need updated proposals for pest control.
	4. **Gate incident 12-5-12** – Harry was able to identify an address for the truck responsible for damaging the entrance gate. A certified letter was sent to this address regarding the incident.
	5. **Funds in Banco Popular** – Darren made a motion that we transfer our reserve fund from Banco Popular to People’s Credit Union. Linda seconded the motion and it unanimously passed.
1. **New Business**
	1. **New meeting location** – Darren made a motion that we move our monthly meeting location to Second Cup located at 11045 Pines Blvd. in Pembroke Pines. Mitch seconded the motion and it unanimously passed.
2. **Open Forum**
3. **Adjournment**

Harry made a motion that we adjourn. Mitch seconded the motion and the meeting was adjourned at 8:09 PM.

Our next meeting will take place on Monday, March 18th, at the Florida Bible Church cafeteria.

Respectfully Submitted,

Mitchell Krauss

Treasurer

Estates of Tanglewood Lakes Homeowners Association