

THE ESTATES OF TANGLEWOOD LAKES
HOA Meeting Minutes for January 4, 2023

The Meeting of the Board of Directors was held on January 4, 2023, 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:

Jose Ockerman (Lot 071), Harry Stevens (Lot 072), and Linda Elizalde (Lot 074)

The following guests were present:

Sandra and Gifford Spence (Lot 003), Marjorie Samerson (Lot 005), Doreen Small (Lot 066), Danielle Wade (016), Novelet Copeland (073) and Mark Edwards (Lot 045)

The following Miami Management representative was present:

Arleth Broderick, CAM.

Board Meeting

I. Call to Order

Jose Ockerman called the meeting to order at 7:05 pm.

II. Approval of Minutes

Arleth states that there are no minutes for December 7th, meeting since transcriber was out of the country.

III. Treasurer's Report

Harry presented the following report:

As of 11/30 the account in Banco Popular has a balance of \$153,458.26, in Checking, \$215,814.06 in savings, plus CDs of \$165,954.53 for total funds in Banco Popular of \$535,226.85. We earned \$208.72 extra income, unexpected income of \$97.44 and \$0.00 in reimbursement income. We have accounts receivables over \$800 which includes no legal fees, no unit repairs and no violations. The total amount for collection is about \$800.00.

IV. Old Business

a. ARC Report: Jose s

Jose states that he has some ARCs along with ones from Harry but that he is out of town and cannot sign. He asks Arleth if there are any new ones to discuss and Arleth states no.

b. Delinquencies and Waiving of Fees:

Arleth states that she does not have a report for this meeting. She thought it was only the annual meeting and not a monthly meeting also.

c. Violations:

Arleth states that she does not have a report for this meeting. She thought it was only the annual meeting and not a monthly meeting also.

d. Entrance Project Update:

Jose states he and Harry meet with the General Contractor (GC). The board was supposed to receive some documents. Jose states that he did receive some via email, but they were not the ones needed. They need L2 and L3 prints need to be signed. Jose says that they were to overnight them, but he has yet to receive. Once he receives, he will send to the contractor or turn over to the city whichever is easiest. He states that these are the last things pending and that the landscaper is reviewing and signing. Harry state that the documents need to go to the GC so that they can have their permits expediting service to take over to the City to get the construction plans. He continues by stating that the now the construction plans are needed. The engineering permit has been obtained. Jose states that for this project the association has paid about \$7,000 in fees. Engineering was about \$4500 and many other smaller fees along the way. This does not include the building permit. He says that they went to the city to make sure that everything being submitted was fine, the City would kick items back stating that there were items missing. Harry states they also discussed the paving contract with the GC. He says they want to reuse the signs and that the GC was to go back and update the proposal to include the reusing of the signs.

e. Mailbox Issues

Harry wants to make sure that a mailbox will be mounted for Lot 27. He states that he feels that the postal service and the homeowner must be bothered that the boxes are sitting on the ground. Jose states that he thought that Beautiful Mailbox would have come out already to mark or to put up the separate boxes since they have been told that the boxes were being separated. He says that proposal was approved. Harry states that he is not sure if they were paid. He asks that Arleth checks that a payment was made.

V. Open Forum

a. Street Sweeper

Jose asks that Arleth call street sweeping to have them come through to get all the leaves and the firework debris. Arleth confirms that she will call and set up date. Sandra wants to know if we have a date. Jose states that Arleth will find out. Sandra asks if the homeowners will be advised and Jose confirms that once date is set, Harry will send out bolo. Harry says that it usually is not a Wednesday since it is trash day.

b. Pressure Washing Sidewalks

Harry states that another item to start looking at is the getting the sidewalks pressure washed either later in January or the first part of February. Jose asks if to move forward with Ardsely Pressure Washing or to get quotes from others. He says that the city of Davie had one that was ready to give pricing. Harry is okay with getting another bid if they are realistic quotes. He says that once before they got some that were very unrealistic. Jose will reach out and have them send quote to Arleth to see what they come in with. He says they have their own trucks and tanks. Harry agrees.

c. Stop Sign

Marjorie Samerson wants to know if a stop sign can be put in the entrance. She states that when they are coming in on the homeowner side. Harry states the people coming in have stop sign and they need to yield to the outgoing traffic. She says that when the gate opens, and the husband is halfway in they don't break. Harry states that due to traffic laws the incoming have to yield since there is a stop in the entrance and it is not a three way stop. Linda says that she thinks that they are concerned about the gate coming down but Harry says that it doesn't work like that. The sensors at the gate will prevent it coming down. Ms. Samerson states that it is not the concern and that she would check with the police department. Jose states that he understands that it's frustrating, but it can't be changed. He thinks a speed hump might help. He says the association can add speed bumps. Ms. Samerson says that it will still be an issue when the gate project is completed. Jose questions if what is wanted is a three-way stop but he says that it will not stop the speeding. Ms. Samerson gave another example of a person getting mad that she put on her brakes one day when coming in. The car was trying to get in at the same time, but she was afraid to confront the person. Jose confirms that that situation has happened to him. He says that there are people trying to get in but it can't be addressed but the new gate will be cattle gate. Harry states that initially it will operate the same way, but it will be a secondary project.

d. Painting Gate House

Novelet Copeland would like to know when the little house at the gate will be painted. Jose says that it will be knocked down. Harry confirms that once the entrance project is complete the house will be destroyed.

e. Ice Cream Social

Ms. Spence asks about the ice cream social. Jose states that it has not happened and that it will now be a New Year social. Jose will have to get back to the vendor to set-up a day. Once he has that he will send out notice. He wants to try to plan to occur in the next two weeks to commensurate the second half of the school year.

f. Picture Request

Mr. Gifford Spence asks if there are pictures of what the new gate entrance will look like. Jose says yes there are pictures. He says that he will send out the PDF so that homeowners can see what it will look like.

g. Open Board Positions

Ms. Marjorie Samerson wants to know if it is possible to have a list of all the open board positions and the descriptions of duties sent out to the homeowners. She feels that more volunteers will be available once they know what is involved. Jose states that Sandra Spence can add that information to the newsletter so that everyone gets it and if they are interested, they can become a board member. He feels it would be great since there are many new homeowners. Ms. Spence asks Arleth if she can send that information to her so she can add to the newsletter.

h. Damaged Sidewalk

Mr. Mark Edwards states that the sidewalk between his house (Lot 045) and he thinks Lot 046, has the exposed rebar showing through the concrete. He is uncertain if the homeowner has reported it since it is on their side of the property line. Jose states that he and Harry will be walking the property and mark the areas that need to be prepared. He says they do this every year and that last year an excess of \$60,000 was spent on sidewalk repairs. Jose states that he will make sure to note that Lot 046 sidewalk needs repair when they do walk through. They will then call concrete vendor to come out and give quote. He says that there are many sidewalks that are being encroached by trees as well as some paving issues.

i. Bulk Pick-up and Gardening

Mr. Edwards states that when other homeowners do the gardening and the bulk trash is set out, the wind blows some of the debris into his yard. He is concerned with the number of days it sits out and blows everywhere. Mr. Edwards states that property floods also since there is a drain in that area. He thinks that the homeowners can tie the palms. Jose states that it can be added to newsletter. Ms. Spence confirms that it is being put out before the bulk pick-up. Jose says that they cannot be fined since there is no fines committee. Jose says that Arleth can also send a letter to the homeowner. Mr. Edwards also says that the old stoves are being left out and metal collectors come and take what they want. He says that he has had to repair his car because leftovers are left. Jose states an issue is how the metal collectors are coming in. He says that they come in night before bulk pickup.

Mr. Edwards also mentioned the lawncare companies that stay for long periods of time with their long trucks. He says they park blocking the traffic. He feels that something should be done about the amount of lawncare companies. He says that they try to cut in right behind cars into the community. Mr. Edwards thinks homeowners should be reminded. Jose says that he doesn't think there are any ordinances since he says that on other streets, he has seen the vendor blowing debris onto the street. Jose agrees

to add it to the newsletter stating that the vendor should not be blowing onto street.

VI. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. Meeting adjourned at 7:46 pm.

Respectfully Submitted,
Harry Stevens
Treasurer
Estates of Tanglewood Lakes Homeowners Association

I hereby certify that the Minutes of January 4, 2023, have been approved with corrections.

Date:_____ Signature: _____ Title:_____