

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

January 18, 2010

Call to Order

The Meeting of the Board of Directors was held on Monday, January 18, 2010 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 President called the meeting to order at 7:07PM.

Calling of the Roll

A quorum of Board of Directors was established.

There were present the following Board Members:

Jose Ockerman, Audrey Carballo, Linda Elizalde, Harry Stevens, and Mitch Krauss.

There were absent the following Board Members:

No Board Members were absent from the meeting.

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

There were present the following material attendees:

Scott Levine of Brough Chadrow and Levine, PA

Reading of the Minutes of Previous Meeting

A motion was made by Jose, seconded by Harry and unanimously adopted, accepting the Minutes of the previous Meeting.

I. Report of Officers

Treasurer's Report – December 2009

There is \$31,556.67 in Checking, \$49,816.00 in savings, plus CD's for total funds of \$188,826.92. We earned \$133.36 in reserve interest. We collected unexpected income of \$393.61 (LAT, VIO and INT) and \$229.65 in reimbursement income. For the year ending 12/31/09 we have collected approximately 773.71 in extra income, 7441.02 in unexpected income and 5250.53 in reimbursement income for a total extra income of 8214.73. We have accounts receivables of over 28K which includes almost 4.7K in legal and excludes violations in the amount of 8.5K. As of 12/31/09 we have approximately \$190 thousand in Banco Popular.

We have 10 properties in various stages of bank foreclosure. 9 in bank foreclosure and 6 that are in association foreclosure, 5 of these properties are both in Bank and Association foreclosures (Lots 15/36/47/67/102).

II. Reports of Committees

The following Committee Chairperson(s) presented the report(s) as attached to the Minutes of this Meeting.

Fines Committee – Presented by Linda Schlepp-Gray

Eight homeowners were sent letters. Two of the eight corrected their problems. Majority of fines were for roofs. Two owners have yet to respond. One asked for extension. One owner was sent letter for lawn and rust stains. Extensions were granted to those with dead lawns due to winter weather.

Architectural Committee – No report.

III. Old Business

- a. Delinquent accounts – dropped from old business, pending review and verification of accounts.
- b. Landscaping main entrance – due to inclement weather, our newly planted plants have suffered some. The irrigation system has been fixed for greater coverage. Ficus bushes will continue to be treated, but we may need to address removal due to white fly infestation and garbage collecting behind the bush. No further action will be taken at this time.
- c. Sidewalk repairs – tabled till next month.
- d. Gate repairs – Harry and Jose have been struggling to find a solution to the gate system. Some time this week Harry will be receiving new chips for the gate control panel. We hope to have our gate system back up and running shortly.
- e. Replacement of street signs by Beautiful mailbox – Some signs have already been replaced. The rest of the signs should be replaced at some point be the end of this year. All stop signs have now been replaced and we will begin changing out street signs.
- f. Violations – tabled till next month.

IV. New Business

- a. Rust control system at the gate – review proposals to provide summary. Tabled till next month.
- b. Association's new logo – Upon a motion duly made by Jose, seconded by Linda, and unanimously carried it was RESOLVED that the Association purchases the new logo file for \$300.00.

V. Good and Welfare by Homeowners

The President declared that the floor was open for comments and discussion by any Unit Owner on subject matters concerning the Association.

- a. Question was asked regarding Mark's position on the BOD. Mark could not be added to the BOD because there would be an even number of BOD members. It was noted that if the member at large was not granted voting rights, then he would be able to be added to the BOD. There is also an option where the President can be removed from voting unless there is a tie, and the president would decide the tie. We will consult with our association's attorney and we will have an answer by next month.
- b. Mark asked whether one could use their cell phone number as the primary contact at the gate. This indeed can be done, but there is only one number that can be added per home.
- c. Newsletter will move to ten issues per year.

VI. Adjournment

At the conclusion of comments by Unit Owners, the President called upon the Directors for a motion to adjourn the Meeting. Upon a motion made by Jose, seconded by Harry and unanimously carried, the President declared the same adjourned at 8:19PM.

The next meeting is scheduled for Monday, January 18th, at 7:00 PM at the Florida Bible Church Cafeteria.

Respectfully Submitted,

Mitchell Krauss
Secretary
Estates of Tanglewood Lakes Homeowners Association
February 11, 2010