

**THE ESTATES OF TANGLEWOOD LAKES**  
**HOA Meeting Minutes for July 5, 2023**

The Meeting of the Board of Directors was held on July 5, 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:

Ed Stevenson (Lot 084), Sandra Spence (Lot 003), Glen Smith (Lot 035), Chene Williams (Lot 055), Leola Williams (Lot 091), Linda Corpolongo (Lot 006), Shalonda Clark (Lot 067), Arthor (Lot 88), Gifford Spence (Lot 003), and Mark Edwards (Lot 045)

The following Miami Management representative was present:

Marlin Quintero Mora, CAM

### **Board Meeting**

#### **I. Call to Order**

Jose Ockerman called the meeting to order at 7:03 pm.

#### **II. Approval of Minutes**

Harry saw two corrections. Jose has no update besides the ones that Harry mentioned. Harry moves to approve minutes with the amendments. Linda seconds. The minutes for June meeting were approved.

#### **III. Treasurer's Report**

Harry presented the following report:

As of 3/31 the account in Banco Popular has a balance of \$172,008.49, in Checking, \$222,609.56 in savings, plus CDs of \$166,078.37 for total funds in Banco Popular of \$560,696.42. We earned \$420.34 extra income, unexpected income of \$73.20 and \$0.00 in reimbursement income. We have accounts receivable over \$1.2K which includes \$0.00 in legal fees, \$0.00 in unit repairs, and \$0.00 in violations. The total amount for collection is about \$1.2K. There is one lot that is in legal.

#### **IV. Old Business**

##### **a. Screen Replacement**

Diamond Gate submitted an invoice. Jose states that he saw the note of the increase in cost. Harry makes a motion to accept the bid for replacement of 10-line screen and gate system to the tune of \$1070. Linda seconds. The board approves spending up to \$1100.00.

##### **b. Entrance Project Update**

Harry states that more paperwork had to be submitted. He met with Marlin to have documents notarized. Harry got them off to the company. He states that he is not sure where in the permit process they are.

Jose asks Harry to post and send out the latest drawings or actual plans so that the community can see what will be done. Harry states that the presentation is still up. Jose says that many people have requested to see them. He says that having them published on the website is easier than emailing to each person requesting. Harry stated that he will look for the latest electronic file. Jose agrees that not all have to be up and that he thinks the ones of the building itself is appropriate. Harry says the general late and Jose agrees.

**c. Drainage Inspection**

Jose asks Marlin if the report was ever received. Marlin states that she explained to Harry that she communicated with Jerry at PCI. PCI will be able to provide the video and the report once the bill is paid. Harry is disputing the invoice because it has the wrong general ledger code. It should be under ground maintenance. He asks that Marlin look at it so it can move forward.

Harry states that there needs approval of the proposal for Storm Water Manhole that is 10 inches below grade that need to be raised. He says that the manholes are in a homeowner's yard. Harry sites where he thinks it may be – Lot 048 area. In order to meet county standards, they will have to go in and do some cleaning and excavation. He assumes that they will put on a new top and bring it up 10 inches. Marlin states that it is about \$700. Harry looks it up and confirms that the invoice is for \$700. He makes a motion for acceptance of proposal. Linda seconds the motion. Motioned is approved. Harry asks Marlin to sign on behalf of the Board of Directors so that the work can get moving. He wants her to ask if they will need the \$350 down but Marlin states that she doesn't think so.

**d. Mailbox Issues**

Lot 008- Harry repaired.

Lot 063- The repair is pending. Harry states that he has a few still to get to. Beautiful Mailboxes stated that they had completed the repair but Marlin states that the homeowner states that it is still not repaired. The homeowners were able to put it back on the pole since it was on the ground. Marlin states that the technician for Beautiful Mailboxes saw that the mailbox was not on the ground and assumed it was repaired. They will be sending out a technician.

Lot 091 – Hinge issue and hard to open. Harry states that he will get to it but he is heading out of town for a few days. He asks for Marlin to ask Beautiful Mailboxes to look at hinge. The board will pay for that.

Harry states he has replaced 7 hinges so far. He says that he noticed that the casting on the doors and the bottom sides of the mailboxes are not real straight

and there probably needs sanding work done. He thinks it should be a new project and asks Marlin to get a quote for them to take just mailboxes, replace with temporary, and sandblast and re-powder coat, change hinge if needed and to check to make sure they open correctly. Harry states it should be approximately 5 cycles since there are around 56 mailboxes. He states that the project should be 10 boxes per quarter. Jose was concerned with the turnaround time. Jose states that the new base plate is easy to remove.

**e. Delinquencies**

Harry and Marlin confirm that there is only one in collection.

**V. Open Forum**

**a. Entry Gate, Tailgating, Security**

Mark Edwards (Lot 045) states that there is a lot of tailgating at the entrance. He suggests that there be a review of the assigned controllers and cards. He thinks it should be discussed that the homeowners have the minimum of what they need. Mr. Edwards says that there is also the situation of people who are entering to do a job such as gardener and tree trimmers. He states that the last time he had someone working on his property, he gave them a card and the worker broke the card. Harry states that he has seen some of the workers, who have been given a card, using a broken, taped together. Harry states that one of the issues is that there are many numbers in the system that are not assigned to a specific lot number. He has been trying to correct the issue. The new system permits two numbers. Harry states that phase II of the front entrance will alleviate some of the tailgating. There will be a resident side and a guest side. The resident side will be a captured system.

Mr. Edwards says that he has heard many compliments of the neighborhood. He feels that if everyone started to focus on security. He feels that the focus should be on the cards and who the homeowners are giving the cards to.

**b. Lawn Maintenance**

Mr. Edwards (Lot 045) suggests that people wanting to cut trees, and such should schedule this close to the pickup date. He also thinks that since it's their flora and fauna being removed, the homeowner should concentrate on cleaning the sidewalk after pickup. He says that he lives close to the water and sees a lot of things such as gasoline floating in the water. Mr. Edwards states that it is simply communication between the homeowner and his lawncare person to ensure that they are not blowing leaves onto the street that can cause the drainage blockage. During the last big rains, the street was flooding really bad. He ended up going out and removing debris to assist with the flooding.

Mr. Edwards states that there was a grasscutter that was so proud of his work and how many houses he was working on in the community. This person started bringing others in to show his work. The grasscutter had his cell phone stolen and it had all the homeowner information in it.

**c. Tree**

Oretha Arthor (Lot 88) states that there is a property behind her home on 9311 on 70<sup>th</sup> Street and 93 Terrace, that has a huge tree on the property. She is very concerned now that we are in hurricane season. Ms. Oretha feels that it could fall and damage her roof as well as the homeowner's roof. She would like the board and management to investigate to see if the tree can be trimmed. The leaves are falling into her pool, and she must pay a lot to have the pool cleaned. Marlin says that she would investigate it and send notice to the homeowner to trim the tree but not to remove the tree. Ms. Oretha states that she has had a conversation with the homeowner, and she trims a little but not enough. She feels that it should be a proper tree trimming. Also Ms. Oretha states that the tree trimming company let the branch fall on her fence which caused damage to her fence. She states that the good thing is that she communicated with the homeowner and the homeowner reached out to lawn company and they repaired. Ms. Oretha states that it's hurricane season and the homeowners should be looking to protect property. Marlin reiterates that she will send a notice but there is not much she can enforce since she cannot force a homeowner to remove a tree. Marlin states that if the limb is hanging over into another property that homeowner has the right to trim the tree if the other homeowner doesn't.

**d. Feeding of stray animals**

Shelonda Clark (Lot 067) asks what the resolution with the situation of the stray cats and other homeowners feeding them. Marlin states that she prepared the notice. Jose states that they received guidance from the attorney and that they are reviewing the communication. The notice will be mailed to everyone's home. The notice will state that there is a new rule, there is no feeding of stray animals. Florida statute state that there is no feeding of wildlife. Jose continues by stating that from the legal point of view, the association cannot capture, cage or remove the wild animals. The board also received comments about calling animal control. The board did and were told that animal control would not capture the animals, but they would remove a captured animal. He reiterates that the board cannot capture the animals. The association would have a large liability and exposure to be sued if a pet was captured by accident and euthanized. The attorney states that a rule could be set up and that fines be assessed if the homeowner feeds the animals. Jose states that a rule for the community will be published.

Ms. Clark's requests clarification. Jose states that if they are caught and there is proof, the offender will be sent to the fines committee, and they can be fined. He emphasizes that they need to be caught and there is evidence. Jose says that the rule was written by the attorney, and it will be sent out in addition to the other information that was requested to be published. The updates to be added are about curbing your pets, picking up after them, and not leaving trash cans out.

Ms. Clark's says she is asking because she feels that the number of wild animals has grown. There is duck feces everywhere. When her dogs go out, they step in it and bring it back into the house. The ducks are pooping in the lawn and the driveway. She says that the racoon issue is also out of control. She says that she

had to pay \$800 to trim the palms that are not even on her property. She says that the raccoons are in the palms and were aggressive to the tree trimmer. Ms. Clark states that there is a family of raccoons that swim in her pool nightly. She is frustrated that she must pay to maintain trees that she feels should be the golf course. She now must spend money to get pool cover. She states that she knows that the association is not going to do anything about it but that she will continue to bring it up. Jose confirms that she will have to keep bringing it up since it is not the responsibility of the association and was told by legal numerous times that the board is not allowed. Ms. Clark asks who is responsible. Jose says that it is state laws. If the palm tree is over hanging in her yard, she can have it trimmed. He says that as soon as the tree clears the fence line, she can cut the palms. She states that she understands but it costs money. Jose says he empathizes since he has had busted windows due to the golf balls, but it is not an association issue. He also stated that the golf course does not care, and that the association has reached out to them, and they didn't offer to do anything. The golf course didn't reply. Ms. Clark says that it was 12 years ago and if they could try again. Harry says that it must be the homeowner not the association. The homeowners would have to get together to do legal proceedings. Ms. Clark states that it is very sad considering all the property taxes have been paid for so many years. She says that she is beyond sick of it and that they might start seeing dead animals in her yard. Harry states to pick them up and put them in a bag and put in the trash for pickup.

Ms. Stevenson wants to know when the notice will go out. Jose states that there are things working against this since there is not fines committee yet. He says it's difficult with a board of only three. He states that it's mostly Harry. There are no people to support them. The homeowners want the association to take care of things but don't realize that there are not enough people to do the proper things. They cannot be board members and ARC committee members and Fines Committee members because it is against the law. Jose states that they need people to volunteer for the fines committee, ARC committee and the other committees. This would assist in keeping the community great. Jose states if there was a Fines Committee, then they could say that as soon as the notice goes out the fining would commence if the person was caught on video. Until there is a Fines Committee, a person can't be fined.

Jose confirms that the letter should go out in a week or week and a half.

**e. Lake/Pond**

Homeowner states that the lake is getting a lot of scum and wants to know if it's time to have it cleaned. Harry states the Broward District and the Association pay for a guy to go in there every quarter to spray to kill the scum. He says that it could be the extra rain. Jose states that it's the heat that is creating a fertile environment for the scum to grow. He says that there is a lot of plants growing that you can't even get into 5 -10 feet of the shoreline. The spraying is done every quarter.

Jose asks that Marlin reach out to the tree sweeper to come out.

**f. Committees and Board**

Glenn Smith (Lot 035) asks if there is an official process to apply for the board. Marlin states no but she will email him the steps. If for the board, she explains that he would be put forth during the next annual meeting. She reminds them that this is an HOA and that during the election annual meeting, the homeowners can elect new members. What has happened in the past is that there has not been quorum during the annual meeting. This means that the election does not happen and unfortunately the current board has to roll over since the association cannot be without a board of directors.

Jose gave a condensed summary of what the fines committee would do. The committee would review the fines that have reached their limits and determine if they will be fined. The committee would then present it to the board and then the homeowner would be notified. The fine escalates to compounded fines which if not resolved can result in a lien to the home, then to foreclosure. The money will be recovered one way or the other.

Glenn asks if this is what is currently most needed. Jose agrees that yes that fine and arc committee are the most important along with additional board. He says board members are needed too. Jose wants the group to know that the committee or board members can't be paid it is solely volunteer hours. He says it hurts him not to be able to reward those that help. Marlin reiterates that it is against the law and the board or the management company cannot receive gifts.

**VI. Adjournment**

With no further business to be discussed, Harry motioned to adjourn the meeting. Jose seconded. The meeting adjourned at 8:09 pm.

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

I hereby certify that the Minutes of July 5, 2023, have been approved without corrections.

Date:\_\_\_\_\_ Signature: \_\_\_\_\_ Title:\_\_\_\_\_