##### THE ESTATES OF TANGLEWOOD LAKES

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

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on July 20, 2015 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 7:04 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Harry Stevens, Linda Elizalde, Darren Atinsky & Mitch Krauss

Jose Ockerman was absent

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Darren made a motion that we accept the meeting minutes from June 2015. Harry seconded the motion and it unanimously passed.

1. **Treasurer’s Report**

As of 7/31 we have, in Banco Popular, $84,492.66, in Checking, $10,155.16 in savings, plus CD’s of $161,667.80 for total funds in Banco Popular of $256,315.62.  In People Credit Union, we have $55,537.39 in Savings and CD’s of 30,441.06 for total funds in PCU of $85,978.45.  We earned $25.16 extra income, unexpected income of $213.08 and $2089.61 in Reimbursement income (Lot’s 37 and 54 gate incident).  We have accounts receivables of over 7.7K which includes 296.25 in legal fees and 13.21 in unit repairs and excludes violations in the amount of 1.2K.  
  
We have 1 property (Lot 95) in bank foreclosure and is not delinquent.  Lot 39 is on a payment plan and appears to be current.  The others represent approximately 2.5K of the delinquency amount.

1. **Fines Committee Report** –
2. No report this month.
3. **Architectural Committee Report** –
4. Arc has about 10 new requests for painting in various stages of approval. .
5. Lot #75 called Nelly regarding violation of fence painting saying they never painted. Will check BCPA site to verify/
6. **Old Business**
7. Entrance project – Jose signed release from Architect Paul Just.
8. Mailbox project- Installation of new mailboxes have begun. Will hold final check until all issues have been resolved.
9. Speed humps- Sending deposit to begin approved work on humps and asphalt and sidewalk repair.
10. Violations- Nelly sending letters for landscape and grass issues throughout community.
11. Gate arm damage issue lot #37- Homeowner paid claim of $2,000 damages to gate arm after police report had been filed.
12. Allowed extra $1.20 charge for clickers and 45 cents for cards. Darren makes a motion to accept, harry seconds, motion passes.
13. **New Business**
14. Request schedule a board walk around community for budget purposes and sidewalk review.

1. **Open Forum**
2. Homeowner from lot #37 Pastor Cecil Lamb attended meeting to address board regarding improper fence install and unapproved color on driveway, Without ARC request. Harry suggested homeowner file approved request so Board can formally consider.
3. Lot # 66 received letter regarding fence painting not approved. They claimed they had painted in 2009. They claimed they had submitted an approval and was granted the ability to paint the color they used. Suggested to submit a written repeal to board to consider a variance because fence needs to be replaced in the future.
4. **Adjournment**

Mitch made a motion that we adjourn the meeting. Darren seconded the motion and the meeting was adjourned at 8.04 pm

Our next meeting will take place on Monday, August 17, 2015, at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association