

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for June 2019

The Meeting of the Board of Directors was held on June 5th, 2019 at Dunkin' Donuts. 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, Audrey Carballo, Harry Stevens.

The following guests were present:

Doreen and Clyde Small.

The following Miami Management representative was present:

Nelly Gordillo

I. Call to Order

Jose called the meeting to order at 7:00 pm.

II. Approval of Minutes

Harry moved both the May meeting minutes be approved. Jose seconded. Motion carried and all the May 2019 meeting minutes were approved as read.

III. Treasurer's Report

As of 4/30 we have, in Banco Popular, \$119,637.84, in Checking, \$71,555.78 in savings, plus CD's of \$164,000.88 for total funds in Banco Popular of \$355,194.50. In We Florida Financial, we have \$82,283.74 in Savings and CD's of \$20,529.63 for total funds in WFF of \$102,813.37. We have \$458,007.87 in total association funds. We earned \$62.05 extra income, unexpected income of \$108.33 and \$0.00 in reimbursement income. We have accounts receivables over 2.4K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 1.2K. The total amount for possible collection is about 1.1K.

IV. Architectural Committee Report

There was no report submitted by the Architectural committee for this month, but arch requests have been submitted for review.

V. Fines Committee Report

No hearings were scheduled for this month. There will be hearings in August 2019.

VI. Old Business

- a. **Entrance Project Update-** We discussed getting a permit expediter to speed up the process.
- b. **Violations-** Nelly submitted some violations for roof cleaning & follow ups..
- c. **LED** program will take 4 to 6 months to complete at no cost to the community.

VII. New Business

- a. **Lot monitoring** – Forms filled out with towing taking place from 12 midnight until 6am Monday through Thursday. Excluding Friday through Sunday.
- b. **Excess visitors report** – As requested, Harry Stevens provided the president with a report with an excess access visitors report. This report provided the frequency of users gaining access to the EOTL community via the gate system. The report was from December 2, 2018 through June

3, 2019. This will help us address issues such as speeding through the community. It is apparent that the drivers speeding through the community are not residents, since we are unable to locate the vehicles after we review the videos.

VIII. Open Forum

- a) Follow up to include, the cost for painting no parking in the corners of the community, where we have double lines which indicate no parking. This will help address the lack of concern the visitors and homeowners show when parking in curves around the neighborhood.
- b) We also need to schedule our sidewalk repairs for the month of September 2019.

IX. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Harry seconded. Meeting was adjourned at 7:52 pm. Our next meeting will take place on July 10th, 2019 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,
Jose Ockerman
President
Estates of Tanglewood Lakes Homeowners Association