

Estates of Tanglewood Lakes Homeowners Association Board of Directors Meeting
June 15, 2009

The scheduled Board of Directors meeting was held Monday, June 15, 2009.

Members present were Jose Ockerman, Harry Stevens, Audrey Carballo, John Napoli and Nelly Gordillo of MMI.

Absent: Dave Weber, Linda Elizalde

I. Call to Order:

Meeting was called to order at 7:10 pm by Jose Ockerman.

II. Approval of Minutes:

Harry motioned to accept May's minutes as read. Audrey seconded. Motion carried and the May minutes were approved as read.

III. Treasurer's Report:

Harry presented the May Treasurer's report.

There are \$24,304.68 in Checking, \$32,559.91 in savings and a total of \$147,932.08. For June we collected extra income of \$142.31, unexpected income of \$1107.97 and reimbursement income (legal) of \$395.00. We also earned \$129.34 in reserve interest in June. We have accounts receivables of over 20K which includes 6K in legal and excludes violations in the amount of 8.5K.

We let one of the CDAR expire and rolled that money back into the savings account. We also have two CD's coming due next month and I would like to close the CD that matures on 8/5/09 and add it to the one that renews on 8/25/09. I want to move the maturity dates to the end of the month in order to take care of business at our meeting prior to renewal.

As of 6/30/09 we have approximately \$136 thousand in Banco Popular with the rest in CDAR's

We have had two properties pay there account in full. But still have 4 properties in various stages of bank foreclosure and 3 that are in association foreclosure. These 7 lots represent approximately 16K of the delinquency amount. In addition, we have 2 properties on payment plan (2800) and 6 at legal (2200).

As budget based on current number and if few to no changes in contract prices, I am projecting an assessment around 70. I would like to get with the board before next meeting to walk the community to look at what projects need to be completed for next year. It is time to start talking about budget.

IV. Fines Committee Report:

The Fines Committee did not meet this month because they could not achieve a quorum.

V. Architectural Committee Report:

No committee members were present, and no report was submitted.

VI. Old Business:

a. Delinquency /Collections - All of the delinquency / collections items were discussed as part of Harry's treasurers report.

b. Printing, Postage & Office Supplies – new budget items re-codification – There was a discrepancy in the Printing & Postage charges from MMI. Harry said he'd take care of clarifying it. Additionally, when we re-

code the print/postage we are allowed to claim these as business expenses.

c. Dividers at front entrance – GateSystems was called out because the left front entrance gate wasn't rising. Harry asked GateSysetems for a quote. Audrey motioned to delete the "Dividers at Front Entrance" agenda item until more viable information is gathered. Harry seconded. Motion carried and the "Dividers at Front Entrance" agenda item will not appear on the agenda until more information is gathered.

d. Landscaping maintenance common areas – Nelly spoke with Mr. Jarvis who reported he was robbed. The thieves took his truck and his tools. The BOD found out some of the plants at the front entrance are from up north. The BOD will review the situation and will set up a meeting with Mr. Jarvis. Item is tabled until the next meeting. Jose will email tentative meeting for Saturday, June 20th at 10 am at the Gatehouse. We will discuss plants indigenous to South Florida and the possibility of replacing the ones there with them.

e. Newsletter – Jose expressed praise for the Newsletter.

f. Gate Incidents – There is 1 unresolved incident. John put up the gate twice.

g. Violations – No hearing was scheduled for June.

h. Sidewalk cleaning & repairs – Nelly is waiting for Miguel Lopez to respond with an updated quotation.

i. Signage replacement status – Beautiful Mailboxes, Inc. has the check and is ready to work. The task will begin next week.

j. Gate box speaker problems – Nelly called GateSystems – they sent Nelly a bill for coming out to the property. But, they couldn't get in to the box to make any adjustment. Nelly asked only for an estimate. Harry motioned to accept Royce's proposal to replace the speaker & microphone. Audrey seconded. Motion carried and Royce's proposal was accepted to replace the gatebox speaker & microphone.

VII. New Business:

a. Inoperative vehicles in driveways – Lot # 39 has 2 vehicles in the driveway. Our docs do not allow for inoperative vehicles to be in the driveway. Nelly called Pembroke Pines Code Enforcement. The lot has been cited twice. Nelly also sent a violation letter one week ago.

b. New Fines Committee members – Angela Hylor volunteered to become a member of the Fines Committee. Harry motioned to appoint Angela Hylor to the Fines Committee. John seconded. Motion carried and Angela Hylor has been appointed to the Fines Committee.

c. Camera repair estimate from Monitech – They recommended we move the placement of the camera. The bid for \$ 324.83 encompasses them moving the camera, using the old base and doing the quarterly maintenance at the same time. Audrey motioned to accept the bid from Monitech for the camera movement, using the old base and doing the quarterly maintenance at the same time. Harry seconded. Motion carried and the Monitech bid is accepted.

VIII. Open Forum:

a. Harry gave kudos to MMI for their hard work in getting the accounts straightened out.

b. Harry discussed some legal issues. Lot # 75 – ESTOPPEL letter? Nelly stated all accounts are settled. Harry questioned why the attorneys opened up a file for ESTOPPEL letter.

Lot # 36 – Sale 5/20/09 – no other entries. Nelly will follow up.

c. Harry asked for Nelly to print out exactly what homeowners owe. There is a discrepancy between financial reports from MMI & BGL. Harry asks Nelly to get an updated ledger report from BCL for Nelly to send along as an account status.

d. Lot # 90 requested another payment plan. They currently owe \$ 6874.80. The Lawyers agreed to forgo some other costs totaling about \$431.00. The owner requests the Association waive the interest charges totaling \$ 297.92, Late fees totaling \$ 250.00, bringing the total amount owed by the homeowner to \$ 5895.88. Harry read the history of the lot from 2007 to now, citing the following details:

- November 07 – asked for payment plan
- January 08 - BOD agreed to payment plan
- April 08 – Default letter sent to homeowner
- May 08 – BOD approved 2nd payment plan to be completed in 4 months
- June 08 – Defaulted on 2nd payment plan
- Sept 08 – filed for foreclosure
- March 09 – Certification of Sale scheduled
- June 26, 2009 Sale is scheduled.
- June 2009 - Homeowner requested another payment plan.

Discussion ensued. The point brought out during the discussion was in 2 years & 2 extensions of payment agreements that the homeowners proposed, and the homeowner defaulted on both of those payment extension agreements. Jose will send out this item to the entire board for an e-vote from every board member.

e. Lot # 54 – Mr. Womack reported the sidewalk by his home is cracked. He says this is the third time he has reported it. Jose stated bids are out and we are waiting for information from the vendors in order to make a decision. Mr. Womack also inquired on the procedures for submitting an ARCH request for solar panels for his roof. He was informed it could take up to 30 days for a decision to be made.

f. Gate codes & clickers - Harry wanted to set up dates & times for the BOD to volunteer at the gatehouse this week. According to Harry's printout, Thursday and Saturday are the most heavily trafficked days. Jose suggested this Saturday from 10 am until 2 pm and Thursday from 4 pm until 7 pm. BOD members are encouraged to volunteer.

IX. Adjournment:

Audrey motioned for adjournment. John seconded. Motion carried and with no further business to discussed, the meeting was adjourned at 8:26 pm.

The next meeting date is scheduled for July 20th, 2009 at 7:00 pm at the Florida Bible School.

Respectfully submitted,

Audrey Carballo, Secretary
Estates of Tanglewood Lakes Homeowners Association
July 12th, 2009