##### THE ESTATES OF TANGLEWOOD LAKES

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

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on June 15, 2015 at Dunkin Donuts. Notice of the Meeting was posted at the Association’s entrance forty-eight hours prior to the Meeting. The President, Joe, called the meeting to order at 7:02 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Harry Stevens, Linda Elizalde, Darren Atinsky, Jose Ockerman. Mitch Krauss was absent..

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of Minutes**

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

1. **Treasurer’s Report**

As of 5/31/2015 we have, in Banco Popular, $89,222.43, in Checking, $23,973.16 in savings, plus CD’s of $161,583.10 for total funds in Banco Popular of $274,778.69.  In People Credit Union, we have $48,131.21 in Savings and CD’s of $30,413.26 for total funds in PCU of $78,544.47.   We have $353,323.16 in total association funds.  We earned $56.04 extra income, unexpected income of $77.26 and $0.00 in reimbursement income.  We have accounts receivables over 8K which includes $296.25 in legal fees, $0.00 in unit repairs and violations of about 2.3K.  The total amount for possible collection is about 7.9K.

We have 1 property (Lots 95) in foreclosure.  Lot’s 39 is on payment plan and appears to be meeting their obligation.  Lot 95 is not delinquent.  The others represent approximately 3K of the delinquency amount.

1. **Fines Committee Report** –
2. No report this month.
3. Wayne South lot#55 and Dave Weber requested to be added to fines committee. Jose made a motion to add both, Darren seconded and the motion passed unanimously.
4. **Architectural Committee Report** – No report
5. Patty Reidel lot#40 requested to join the Arc committee. Jose made a motion, Darren seconded and the motion passed unanimously.
6. PPG carries Flood paint for fences. Dave will get cross match numbers for discontinued Home Depot numbers.
7. Lot #37 installed PVC fence without approval. Nelly will send letter to remove.
8. **Old Business**
9. Entrance project – Jose needs to sign release from Paul Just architect to have him give us original plans and cad design drawings.
10. Mailbox project- Deposit was given to move forward to installing new mailboxes.
11. Speed humps- Cost of project to install and repair is $4,990.50 from Miguel. Jose makes a motion to pay, Linda seconds, Harry agrees and Darren is Darren. Motion passes.
12. Violations- Nelly sending letters for irrigation issues and dead sod. Sent letters to 2 properties, lot#37 and lot #80 about unauthorized painting of driveway of unapproved colors to have them repaint.
13. Gate arm damage issue lot #37- Attorney recommends we pursue insurance company or small claims. Nelly will call original cop to get official police report made.
14. **New Business**
15. Purchase new clickers using credit card mentioned. Discussion whether to include the upcharge for processing CC, also talked about lowering cost. Tabled until next meeting.
16. DVR system broke, board, through email consent, approved purchase of a new system for $249 along with a new camera for $149.
17. Gate arm broke- Harry reviewed tape to determine who is responsible. The people pushed gate arm up, then pushed back down and broke arm. Got tag number and will track down.
18. **Open Forum**
19. N/A
20. **Adjournment**

Jose made a motion that we adjourn the meeting. Darren seconded the motion and the meeting was adjourned at 9:12 pm.

Our next meeting will take place on Monday, July 20, at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association