

**THE ESTATES OF TANGLEWOOD LAKES**  
**HOA Meeting Minutes for March 1, 2023**

The Meeting of the Board of Directors was held on March 1, 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:

Roberto Ferrante (Lot 021), Wilma Williams (Lot 091), Mark Edwards (Lot 045), Averyl Blake-Fraites (Lot 018), and Daniel Wade (Lot 016)

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 7:05 pm.

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

Harry makes a motion for minutes to be approved as amended. Linda seconds.

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

Harry presented the following report:

As of 01/31 the account in Banco Popular has a balance of \$163,874.76, in Checking, \$217,912.19 in savings, plus CDs of \$165,996.21 for total funds in Banco Popular of \$547,783.16. We earned \$354.65 extra income, unexpected income of \$9.59 and \$411.95 in reimbursement income. We have accounts receivables over \$1.1K which includes no legal fees, \$411.95 in unit repairs and no violations. The total amount for collection is about \$1.1K.

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

##### **a. Entrance Project Update:**

Jose states that an email was received on 3/1/2023 in reference to status of project. Harry informs that since the project has dragged out for so long due to the HOA issues, city issues and COVID in general, HOA will have to more submissions. He states that a new application needs to be submitted. He continues stating that the contractor will have to submit complete cost for landscaping. Harry says that certification also needs to be submitted but that he thought it had been submitted. He says it is back in the hands of the GC to put all this together and resubmit the application back to the City. Jose says to keep in mind that a lot of time and effort has already been invested. He says that HOA had just gotten engineering approval done and now being told that the whole process has to be done again. Jose states that the project is now a quagmire. He has no idea what the impact is and that the city is requiring numerous documentations. Harry says that the permitting process has changed, and the new permit application must provide for the doors, the windows, the roof, the fence, the sign and the overall interest. Then they are requesting a signed contract indicating the individual costs with the quantities and the lump sum cost of the project also. Harry continues stating that depending on the price of that will determine permit costs. He says that the City will also need equipment affidavit for the windows, the door, and the roof to ensure that they meet national wind code standards.

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**b. ARC Report:**

- Lot 4- tree removal. Marlin states that it is pending board approval and that Jose has the request. Jose confirms. Harry states that this is the second or third time that the homeowner has submitted the request. He is okay if the city is okay since it is an oak tree.
- Lot 15 – request to install fence for pool, paint the driveway, and concrete slab. Marlin states that it is approved.
- Lot 96- request to paint driveway was approved.
- Lot 95 – request to install fence was approved.

**c. Drainage Inspection and cleaning**

Marlin states that she received email from PCI on 2/28 apologizing for the delay. She says that they will be out in the next two weeks.

**d. Animals in community**

Marlin states that she sent an email to the board since as she was walking around the community doing inspections, she ran into a pig. She questions if it is known who the homeowner is. Jose states that yes the board knows who owns the pig and that the owner lets the pig loose to walk around and to defecate in other people's yards. He informs Marlin that others have commented but the pig is a pet. He doesn't think is not against the HOA rules. He says that the association rules have wording about chickens but nothing on pigs or barn yard animals. Jose suggests that Marlin send a letter to request that the homeowner comply to city law of animal must be walked with a leash. Marlin requests that name of the homeowner. Harry states it is lot 37.

**e. Pressure Cleaning**

Marlin states that she was able to obtain two quotes. One from Bel Air Maintenance, who is used by the property management in other properties. The second from Hartzel which the community has used in the past. She is pending one more proposal to submit all three to the board for their review. Harry states that they need clarification on the one from Bel Air. He wants to know if it includes rust removal since in the past the ones from Hartzel did include rust removal. Jose wanted to confirm that Bel Air was stating that they would provide service for 18 months for \$7,000. Harry comments that Hartzel has tripled in price. In the past, their quote were around \$2,300 and are now \$6,000. Harry and Jose both agree that they are willing to give Bel Air a shot since they would get two cleanings for the same pricing as the one from Hartzel. They will wait for the third quote. Jose requests for Marlin to let him know if she doesn't receive the third quote by the end of the week, so that he can give her the name of another pressure cleaner that he knows of.

**b. Mailbox Issues**

Marlin states that:

- Lot 15, 53, 74 and 75: All have been repaired.
- Lot 20-21: Still pending. Beautiful Mailbox informed Marlin on Monday, February 27<sup>th</sup> that the process will take up to four weeks. Jose states that it has already been about 4-6 weeks and wanted to know if Beautiful Mailbox has informed Marlin what the issues is for the length of time for repair. Marlin states that they haven't. Harry thinks that there was confusion on the original proposal and that they delayed the request.

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**V. New Business**

**a. Street Sweeping**

Harry states that this time of the year the HOA has street sweeping done. Harry asks if there are any vendors used other than Tri County. Marlin states that she will investigate it since she was located in Miami Dade previously. Jose asks if the HOA will be requesting refund from Tri County since they came at the wrong time. Harry states it will be interesting to see when the bill comes in. He says to be very clear on the dates for Tri County. They would like them to come on the 9<sup>th</sup>. Jose states that if they come again on the wrong date then another company will be used.

**VI. Open Forum**

**a. Mailbox**

Lot 21- Roberto states that he sent information on the best location. He wanted confirmation that it would be installed in that position. Harry states that the homeowner tried to do a back door request by coming to him to try to change the location. Harry states that he informed the homeowner that this would have to be brought before the board. Harry states that at this point in time, he stands by his original suggestion of where the mailbox should be located. He puts it to the board if they want to override this and go with the location suggested by the homeowner. Jose states he is not sure where the new location is. Harry states that currently it is scheduled to be placed on the left side of the driveway and the homeowner wants it on the right side. The homeowner states he feels that there are no issues with either the water or ATT box as stated by Jose. He wants a reasonable solution. He states that it is taking a long time since it happened in November. He wants to know if a temporary can be placed. Harry states that he is surprised it was not already done. The homeowner states that maybe since they are stating 4 weeks a temporary is not needed. Harry asks Marlin to call Beautiful Mailbox to put in a temporary, but the homeowner states it is not necessary. Homeowner states it's a waste of time and money. Jose states that there is no charge since it is part of the service.

**b. Means of communication within community**

Roberto states that he appreciates the work that Harry and Jose and the other board members do. He thinks it is important to have communication for the community so that everyone can exchange ideas.

Marlin states that the management company or board are not able to do social media. She says that she is not permitted to share personal information. Jose states that he will address with Roberto offline and that Roberto can go ahead and work on getting a WhatsApp group for the community.

**c. Directional Sign**

Ms. Williams (Lot 91) wanted to know if the directional sign that was located on 7<sup>th</sup> and 96<sup>th</sup> was HOA responsibility or the city. Harry informs her that Jose took it down after receiving notification from the city that it needed to be repaired. He states that none of the other communities reached out. Harry says that the day before a bulk pickup, Jose knocked it down and left the pile of rotting wood there for bulk pickup. He says that the HOA was not taking on the responsibility for repair on their own since none of the other community stepped up. Ms. Williams asks if any of the other communities would be interested in having the sign put back. Jose states he feels that once the front entrance is completed with new sign that the HOA would go and put up a directional sign just for the community. Jose states that the city approached and would not

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permit the dilapidated state of the sign. Jose states it should be addressed once the entrance project is completed.

**d. Rust Stains**

Ms. Williams wants to know if anyone had a suggestion for rust removal product. Harry informs her to go to Lowes or HomeDepot and look for a product named Rust Aide. Jose says it is the easiest to get rid of it.

**VII. Adjournment**

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. Meeting adjourned at 7:44 pm.

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

I hereby certify that the Minutes of March 1, 2023, have been approved without corrections.

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