

## THE ESTATES OF TANGLEWOOD LAKES

### HOA Meeting Minutes for March 2, 2022

The Meeting of the Board of Directors was held on March 2, 2022, 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, Audrey Carballo, Harry Stevens, and Linda Elizade

The following guests were present:

Marjorie Samerson

The following Miami Management representative was present:

Arleth Broderick, CAM.

#### **I. Call to Order**

Jose Ockerman called the meeting to order at 7:05 pm.

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

Audrey Carballo motioned to have February 2022 minutes approved and it was seconded by Jose Ockerman.

February 2022 minutes were approved.

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

Harry presented the following report:

As of 1/31 the account in Banco Popular has a balance of \$142,547.74, in Checking, \$125,163.10 in savings, plus CD's of \$165,798.76 for total funds in Banco Popular of \$433,509.60. In We Florida Financial, the balance is \$82,463.37 in Savings. We earned \$94.13 extra income, unexpected income of \$30.00 and \$0.00 in reimbursement income. We have accounts receivables of about \$0.7 K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about \$1.5K. The total amount for collection is about \$692.

Jose stated that he closed out the We Florida Financial account. The \$82,463.37 was transferred to Reserve's account in Banco Popular. This was done per the request. The association was gaining \$3.50/month but paying \$3/month in fees.

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

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

Arleth states that she as followed up with Robert Gutierrez and Richard Ocana from Anaco Development on three occasions, with no response. She included

in the monthly report along with the email trail. Last update was that the permit was still with the city.

**b. Violations:**

Per Arleth, violations were sent on February 7, 2022. They expire on March 6, 2022. After March 6<sup>th</sup>, Arleth will go by to confirm that item such as roof cleaning and other repairs were completed.

**c. Fines Committee**

Currently, still no Fines Committee. Jose states that bylaws require at a set number of homeowners on the committee. He asks Arleth if there is the possibility of outsourcing this. This would enable the Association to fine homeowners since currently it is just a paper process. There is no way to enforce anything that happens. Arleth states that she is unaware of anything but that she will touch base with her team to see if there are any other options.

**V. New Business**

**a. Delinquency Process:**

Arleth states that she is bringing to the Board to see how they would like the process to proceed.

She was uncertain if the Board wanted her to send each time who to send to the attorney or a certain number of months that the person is delinquent, or a certain amount reached prior to sending to the attorney. She has established a process so that it would be streamlined rather than having to send it to the Board each time unless that is what the Board prefers. Jose states that ideally, they should have a process in place. Harry comments that the process has been in place and that the law is followed. He says that the day gates a hit because of the law. Jose mentions that Arleth is not aware of the current process which is 30 days than 90 days.

Harry corrects him since the law changed, currently it is 30 days and then 45 days. Nelly had sent in one of her emails. Harry goes on to state that the problem started prior most of the current Board coming on board around 2008 and 2009. At that time many were delinquent, and they were not collecting any late fees or interests. This was burdening other homeowners. It was decided to use the date gates and homeowners were permitted to catch up prior to being sent to legal. Either way the homeowners had to pay, either before or after going to legal and obtaining more fees assessed.

Jose states that the Board also made some conciliatory moves to appease the homeowners who where in financial duress. Many were given a year to payback. That has been the standard, if the homeowner approaches the Board they are given up to a year. This concession is usually for high

amounts of debts like foreclosure type debts. Other than that, he says that it is the 30- and 45-day option then it is brought to their attention. At that time the Board decides based on the situation and if the homeowner has approached the Board requesting consideration, waiving of fines or fees, or asked for payment plan. If they have done nothing, the Board takes them to court.

Harry's concern is with the residents who have played this game over time and that Arleth will not know the history.

Arleth has added to her report lot fifty-two, lot thirty-eight, lot fifty-six, and lot 28. She wants to know if this is a discussion for the meeting or if the Board would like to email her on how to handle these cases. Harry states to follow the law: If they are delinquent, you send out the 30-day notice. If there is no response in the 30-day period, then she is to send out the 45-day later. He says that she must hit those dates and keep a record of it. He suggests mentioning in her report. Harry continues by saying if they do not respond to any of the notices then she can let the Board know but it normally will be sent to the attorney. Arleth asks if there is a threshold amount and Harry replies that there is not.

**b. Street Sweep by Tri County**

Jose states that they have already come out. Harry confirms that they have and states that it should be continued for the next couple of weeks until around the end of March.

**c. Parking Enforcement Agreement:**

There was an issue with the contract. The company was stating that there was a change, but the Board confirms that there have been no changes. There are a few issues, they have not come and charged or have not charged. They will forget to bill and there is no consistency. Arleth states that she can suggest another company. She does say that there should be a company in place. Harry feels that there really is not an issue after review of reports. Harry would like to make sure that City regulations are followed. He is on the fence with if this is needed. Jose is afraid that if another model is used then it can be seen as targeting. He is more in agreement to the current random model. Harry will look at the logs when he returns.

**d. Gate House Cameras:**

Harry states that while up there with the contractor to put in the new power lines, he looked at the cameras. He says that two are out. He is unsure that he wants to change them this close to the change of the system. Harry states that one is not critical and the other he could consider to be critical. It could be a bad connection, but he is unsure. It is one of the license plate cameras. It could be either power issue or connection issue since it's in an area where water is blowing on it. The camera can be bad. The association has not had

good luck with reliable companies for repair. Harry wanted to have an update on the entrance project, and he would recommend holding off. He does not have an update and is uncertain if to hold off. Jose says that the camera can be acquired as it has been in the past and that he does not mind driving to Miami to pick them up. Jose states do they want to spend \$100 for repair or something like \$400 for new camera. The problem is that new cameras are using POI and the gate currently does not have that. Harry says that the company used for the camera still has the current model although he is unsure of the cost. Harry will investigate the pricing and if it is the connection or camera.

## **VI. Open Forum**

### **I. Projects:**

#### **1. Arleth's Role and Entrance Project:**

Jose wants to what Arleth's role to be. From his prospective, ideally Arleth would provide the follow up with the vendors to ensure they hit the gates. Administrative side would be doing all the following up for the permits and such. On site the GC is the project manager. GC is doing all the coordination. Harry thinks that Arleth would be staying connected with the GC to ensure proper updates. Once firm start date is given it would be just going by. Harry states that the project will be a week to 10 days. Jose is uncertain about that amount of time. Jose confirms that Arleth will be following up with GC and letting Board know about any roadblocks encountered. Harry also states that there is a different lawyer contracted to work on this project. He suggests that Arleth go into the file and look for the contact information. Arleth will be following up with the GC and making sure things are flowing. She will mention the updates at the monthly meeting.

#### **2. LMSI:**

Contract needed to be discussed. Arleth to get another vendor and then this will be discussed.

#### **3. Thank You:**

Jose wanted to thank Harry for getting the gate repair done. Harry worked with the vendor and the repairs were completed in two days.

#### **4. Paving:**

Jose is getting a quote on the March 3<sup>rd</sup>. He is afraid of being sitting on a major repair. Ranger Paving will be coming. Jose will get another quote also. Harry suggests that the speed bumps be looked at: the size and the drain between might need be widen.

#### **5. Painting of Speed Bumps:**

Arleth sent out the quote. Harry says that it is less than \$1K to paint and less than \$2K for thermoplastic. He suggests that if we are looking at the repavement it would make more sense to have them painted.

Jose makes a motion for painting of the speed bumps over thermoplastic. Audrey seconds the motion.

Painting of the speed bumps approved.

Harry states that Arleth does not need to get the two other quotes.

**6. Fines:**

Arleth will find out with the attorney if there is a work around. If it is sent directly to legal the charge will be added to the fines.

**7. Bulk Pick-up:**

Linda states that it is getting better. Jose says that HAZ schedule is out. Now instead of HAZ drop off twenty-two times in a year, they have gone down to four times in a year, once a quarter. The schedule for that day is 8am to 2pm. It will be at the water plant at the end of Pembroke Road. The entire community of Pembroke Pines will have to do all their drop off in those Saturdays in that six-hour period. So now the city is not picking up recycle and the HAZ is lowered.

**8. Neighboring Community and Signage on 96<sup>th</sup> Ave**

Marjorie states that the neighboring community is deteriorating and if anyone else has noticed. She also states that the signage on 96<sup>th</sup> Avenue has been damaged. She wanted to know who handles that repair. Harry states that Nelly investigated it at the end of the previous year. She talked to the other communities mentioned on the sign. All the communities denied ownership. Harry says in the past around 2006 or 2007 the association had ordered a new sign and added to the post. No one knows who owns the post. Jose states that the community should take ownership. If the other communities want their own signage, they will be billed.

**9. Ice Cream Social:**

Jose suggests that there is an ice cream social. He says that it would be great for the community. It would be on the weekend and the board would get an ice cream truck and it would be open to the community. It is not something for right now due to COVID but in June. Jose thinks it would be one way to bring the community together. Jose will get some pricing. Marjorie offers to help.

**10. Minutes signage:**

Arleth lets everyone know that she needs the minutes signed. Jose suggests that she send via docu-sign if she wants.

**11. Newsletter:**

Audrey states that Sandra would like to put out another newsletter. Jose states that there are items to add: Parking and blocking other, Hurricane, Picking up items.

**12. Hurricane Priority Status**

Jose would like Arleth to reach out to law enforcement (James) to get a commitment from him to give the community priority status during hurricane season. If there is a tree is down that it will be cut and removed.

Thank you to Arleth for doing an excellent job. Majorie and Jose state that others have commented the same.

**V. Adjournment**

With no further business to be discussed, Jose motioned to adjourn the meeting. Audrey seconded. Meeting adjourned at 7:53 pm.

Respectfully Submitted,  
Audrey Carballo  
Vice President/Interim Secretary  
Estates of Tanglewood Lakes Homeowners Association

I hereby certify that the Minutes of March 2, 2022, have been approved without corrections.

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