

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for March 2018

The Meeting of the Board of Directors was held on March 7, 2018 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:

Audrey Carballo, Harry Stevens, and Linda Elizalde.

The following guests were present:

Sandra Spence, Doreen and Clyde Small and Marjorie Samerson

The following Miami Management representative was present:

Nelly Gordillo

I. Call to Order

Audrey called the meeting to order at 7:05 pm.

II. Approval of Minutes

Harry moved the February meeting minutes be approved. Linda seconded. Motion carried and the February meeting minutes were approved as read.

III. Treasurer's Report

Harry presented the following report:

As of 1/31 we have (in Banco Popular) \$119,295.56, in Checking, \$45,863.25 in savings, plus CD's of \$163,315.21 for total funds in Banco Popular of \$328,474.02. In We Florida Financial, we have \$71,871.90 in Savings and CD's of \$30,722.95 for total funds in WFF of \$102,594.85. We earned \$19.62 extra income, unexpected income of \$91.13. We have accounts receivables of about 4.2K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 2.2K. The total amount for possible collection is about 2K.

Lot 52 is on a payment plan and is behind in payments. The others represent approximately 1K of the delinquency amount.

IV. Fines Committee Report

No fines reported as Fines committee did not meet.

V. Architectural Committee Report

No meeting was set up. There will be a meeting April 4th at 7pm. Due to the time constraints of our meeting venue, the EOTL meeting will take place right after the Arch meeting (at 7:30pm).

VI. Old Business

a. **Entrance Project Update-** We need to find a GC (General Contractor) to handle the details of the Wall, Signage, etc and other parts of the project so we can continue moving forward with the project.

b. **Violations-** Nelly submitted several violations for roofs, sidewalks and driveways.

c. **Update of Review of Association Documents-** Nelly reported our lawyers have not gotten back to us despite them saying they would contact us in about 2 weeks. Nelly was asked to follow up.

d. **Landscape Maintenance at entrance-** Harry motioned to accept South Florida Lawn Enforcement's bid for \$160 per month with the amendment that we can terminate the contract with 30 days' notice. Audrey seconded. Motion carried and was approved.

VII. New Business

- a. **5 Year Drainage Re-certification**—Nelly will follow up on Linda's concern. Harry motions to accept PCI Storm Water Solutions Inc. proposal for \$2455 for drain recertification. Linda seconded. Motion carried and was approved.

VIII. Open Forum

- a) **Street Sweeping** - Harry suggested Nelly to schedule the streets to be swept because of the preponderance of leaves and other debris in the roadways. Nelly will schedule.
- b) **Open position on the Arch committee** - Marjorie Samerson would like to volunteer to be a member of the Arch committee. Marjorie is one of the original residents of EOTL and the Board welcomed her to that committee. Nelly will coordinate information between her and Angela Simpson, the chairperson.
- c) **EOTL Newsletter** – Sandra will be coordinating minutes from January-March and will be submitting the newsletter for quarterly distribution. After hearing of an instance concerning Marjorie and her new neighbor, the Board suggested Sandra write a note asking neighbors to be friendly to each other and to try and get along with each other. The Board also suggested she remind residents about the upcoming Hurricane Season and the Open Board positions (Secretary and At-Large) still open.

IX. Adjournment

With no further business to be discussed, Harry motioned to adjourn the meeting. Audrey seconded. Meeting was adjourned at 7:58 pm.

Our next meeting will take place on April 4, 2018 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

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