

THE ESTATES OF TANGLEWOOD LAKES

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

March 15, 2010

Call to Order

The Meeting of the Board of Directors was held on Monday, March 15, 2010 at the Florida Bible Church Cafeteria. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President called the meeting to order at 7:08PM.

Calling of the Roll

A quorum of Board of Directors was established.

There were present the following Board Members:

Jose Ockerman, Audrey Carballo, Linda Elizalde, Harry Stevens, and Mitch Krauss.

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

There were present the following home owners:

Leola Williams (lot 91), Carol Gonsalves (lot 35), and Alberto Loredó (lot 46)

Reading of the Minutes of Previous Meeting

A motion was made by Audrey, seconded by Linda and unanimously adopted, accepting the Minutes of the previous Meeting.

I. Report of Officers

Treasurer's Report – February 2010

There is \$33,414.51 in Checking, \$63,596.97 in savings, plus CD's of \$99,107.15 for total reserve funds of \$162,704.12. We earned \$117.54 in reserve interest. We collected unexpected income of \$36.48 (LAT, INT) and \$118.99 in reimbursement income.

As of 2/28/10 we have approximately \$196,118.63 in Banco Popular.

We have 10 properties in various stages of bank foreclosure. 9 in bank foreclosure and 6 that are in association foreclosure, 5 of these properties are both in Bank and Association foreclosures (Lots 15/36/47/67/102), these account 10 properties accounts for over 18K of the about 30K owed, which includes almost 4K in legal and excludes violations in the amount of 10.5K.

II. Old Business

- a. Sidewalk Repairs – Tabled till next month as we await proposals from two vendors.
- b. Replacement of Street Signs by Beautiful Mailbox – Received an updated bid from Beautiful Mailbox for phase three of street sign

replacement. Upon a motion duly made by Harry, seconded by Audrey, and unanimously carried it was RESOLVED that the Association proceed with phase three of street sign replacement.

- c. Violations/Raccoon Removal – Raccoons have become an issue on some lots in the community. Upon a motion duly made by Jose, seconded by Harry, and unanimously carried it was RESOLVED that the Association begin raccoon removal if the removal fee is less than \$300.

III. New Business

- a. Pressure Cleaning and Rust Removal by Hartzell – Pressure cleaning will begin within the next couple of weeks. Days have not been scheduled, but will likely occur in phases whereby pressure cleaning will occur first, followed by rust removal, and concluded by street sweeping.
- b. Website – Site will need to be redesigned to allow for ease of updating the site. The current site is very cumbersome to update and takes several steps and people to add/delete items. Additionally, the overall design of the site is not user-friendly. BOD will list items necessary for the new site to Jose so that the site can be sent out for bidding.
- c. Front Gate Information Signs – Suggestion was made to create signage for routinely scheduled maintenance (i.e., street sweeping, pressure cleaning, etc.). Harry will get a quote from vendors to determine pricing.
- d. Activity/Fines Reports (Financials) – Issues were addressed regarding the reports. Nelly will check and provide updates on corrections to balances.

IV. Open Forum

The President declared that the floor was open for comments and discussion by any home owner on subject matters concerning the Association.

Mr. Loreda, owner of lot 46, addressed the Board regarding a request to remove a tree from his lot which was demanded by the City. Mr. Loreda was assured that his request would be reviewed by the architectural committee very soon. Once approved, Mr. Loreda could proceed with the tree removal.

V. Adjournment

At the conclusion of comments by home owners, the President called upon the Directors for a motion to adjourn the Meeting. Upon a motion made by Jose, seconded by Mitch and unanimously carried, the President declared the same adjourned at 8:26PM.

The next meeting is scheduled for Monday, April 19th, at 7:00PM at the Florida Bible Church Cafeteria.

Respectfully Submitted,

Mitchell Krauss

Secretary

Estates of Tanglewood Lakes Homeowners Association

March 26, 2010