##### **THE ESTATES OF TANGLEWOOD LAKES**

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

March 19, 2012

Call to Order

The Meeting of the Board of Directors was held on Monday, March 19, 2012 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 Vice President called the meeting to order at 7:10 PM.

###### Calling of the Roll

###### A quorum of Board of Directors was established.

###### The following Board Members were present:

Harry Stevens, Darren Atinsky, and Mitch Krauss.

###### The following Board Members were not present:

Jose Ockerman and Linda Elizalde

There were present the following Management Representatives:

Nelly Gordillo, CAM

1. Approval of the Minutes of Previous Meeting

Minutes need to be amended to include December and year-end Treasurer’s report.

1. **Treasurer’s Report –** No Report
2. **Fines Committee Report -** No Report
3. **Architectural Committee Report**

Architectural Committee presented request from Lot 15 who has requested to paint the roof (portion visible to the street) the same color as the existing roof. The owner did not submit a color chip and there was a question as to how the owner will be able to successfully paint the varying colors of roof tiles. Nelly will request additional information from owner.

1. **Old Business**
2. Collections

* Lot 36 – Attorneys are still attempting to obtain funds from bank.
* Lot 98 – Completed payment plan.
* Lot 43 – Expecting foreclosure action from bank.
* Lot 38 – On payment plan.
* Lot 37 – Attorneys starting foreclosure proceedings.
* Lot 52 – On payment plan.

1. Exterior Color Palette – Tabled till next meeting.
2. Drainage Recertification – Pending results from South Broward Water Management District.
3. Reserve Study – Seal Coating proposal by Miguel Lopez – Board will table seal coating till next year due to timing issues. It is better to wait until January when rainy season has ceased.
4. Violations
5. Fence Installation – Project complete.
6. Gate Maintenance – Mitch will supply Nelly with vendor options for gate maintenance.
7. Gate Cards and Clickers – Board received proposals from Gate Systems for 20 transmitters and 100 access cards. Harry made a motion to accept the proposal for $1,115. Mitch seconded the motion and the motion unanimously carried.
8. Engagement proposals for Financial Reports by the CPA – We received two proposals from two different CPA Firms for a full audit for fiscal year 2011. Darren made a motion that we accept the proposal from Gladstone, Scher, & Co. for $3,200. Harry seconded and the motion unanimously carried.
9. **New Business**
10. Architectural application Lot 44 – Owner planted a row of juniper trees after removing ficus trees from in between his home and lot 45. Owner was in violation at the time of planting. Board has suggested that owner request permission, in writing, from owner of lot 45 along with the standard application.
11. **Open Forum**

Owner requested feedback from board about the appropriate types of fences allowable for installation on his property.

1. **Adjournment**

The Vice President called upon the Directors for a motion to adjourn the Meeting. Upon a motion made by Harry, seconded by Darren, and unanimously carried the Vice President declared the same adjourned at 8:11 PM.

The next meeting is scheduled for Monday, April 16th, at 7:00PM at the Florida Bible Church Cafeteria.

Respectfully Submitted,

Mitchell Krauss

Treasurer

Estates of Tanglewood Lakes Homeowners Association