

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for May 1, 2019

The Meeting of the Board of Directors was held on May 1, 2019 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:

Jose Ockerman, Audrey Carballo, and Harry Stevens.

The following guests were present:

Sandra Spence, Doreen Small, Clyde Small, Marjorie Samerson and Susan Radig.

The following Miami Management representative was present:

Nelly Gordillo, CAM.

I. Call to Order

Audrey called the meeting to order at 7:08 pm.

II. Approval of Minutes

Jose moved the April meeting minutes be approved. Harry seconded. Motion carried and the April meeting minutes were approved as read.

III. Treasurer's Report

Harry presented the following report:

As of 3/31 we have, in Banco Popular, \$118,505.77, in Checking, \$69,835.85 in savings, plus CD's of \$163,967.94 for total funds in Banco Popular of \$352,309.56. In We Florida Financial, we have \$82,283.74 in Savings and CD's of \$20,529.63 for total funds in WFF of \$102,813.37. We earned \$96.71 extra income, unexpected income of \$505.02 and 0.00 in reimbursement income. We have accounts receivables over 2.6K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 1.2K. The total amount for possible collection is about 1.4K.

IV. Architectural Committee Report

There were 2-3 applications sent to the committee this month, most of them were for roof, painting and driveways.

V. Fines Committee Report

No fines committee report was submitted.

VI. Old Business

a. Entrance Project Update-

- **Asphalt concrete contract**-Harry reported that we needed to finalize Atlantic contract with GC. Atlantic will be resolved once contract is finalized. We are well within our budget. Cost plus contract with Jason-we need to put this together.
- **Legal representation**- copy a contract attorney.

b. **Violations**- Nelly submitted some for roof cleaning, driveways. We are trying to reconstitute a Fines Committee.

c. **Update of Review of Association Documents**-Tabled until the summer.

d. **Street Parking regulations**- Lot #76 parking in curve. Lot #19 continues to park on sidewalk. Audrey & Harry have sent numerous pictures to Nelly. Jose, Harry & Audrey will meet to

determine regulations to possibly add to docs. We want to add a sign by towing company by the swale.

e. **Secretary/Scribe position-** Susan Radig volunteered for the position of Secretary. Harry motioned to accept Susan as Secretary on the Board of Directors for the Estates of Tanglewood Lakes HOA. Jose seconded. Motion carried and we welcome Susan Radig as the new Secretary on the Board of Directors for the Estates of Tanglewood Lakes HOA.

VII. New Business

- a. **LED Program for street lights from FPL-**Harry motions to accept FLP's proposal to install (at no cost) new LED lights to our existing street lights. Susan seconds. Motion carries.
- b. **Lot 17-Stray Cats complaint-** A letter was sent to Nelly complaining of the stray cat problem in and around Lot 17. Harry, Jose and Audrey all discussed that this was out of the jurisdiction of the HOA. According to our attorneys, this is a homeowner responsibility because it does not affect all of the homeowners. We suggested they band together, call animal control and split the cost, but unfortunately, we cannot deal with the situation as an HOA.
- c. **Gate entry system-** Harry can now add a 2nd number to allow someone to open the gate- they can get in touch with Nelly if they want to add a 2nd number. Additionally, there are about 100 numbers that are unassigned. This presents a security issue. Harry is working on a solution to this problem.
- d. **Destruction of records-**Nelly presented a bill for the destruction of records to Jose.

VIII. Open Forum

Harry brought up the problem of having wires run to the gate box. Harry also spoke about the Gate antenna. Harry spoke to the installer. We need new wires run for the security system. The bid is \$525 by Diamond Gate Security Systems. This is a stop gap measure. It is not feasible to do the entire job now due to the fact that we are in the midst of redoing the gate area anyway. Harry believes this will be a sufficient fix to the current problem. Jose motions to accept the bid. Audrey seconds. Motion carries and the bid is accepted.

Harry spoke about 3 CD's which we had with WE Florida Financial. He specifically requested that all 3 be canceled but only 1 was actually canceled. 2 rolled over.

IX. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Susan seconded. Meeting was adjourned at 8:15 pm.

Our next meeting will take place on June 5, 2019 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

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