

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for May 2017

The Meeting of the Board of Directors was held on May 3, 2017 at Dunkin' Donuts. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President, Jose Ockerman, Audrey Carballo, Harry Stevens, and Linda Elizalde were present. Doreen Small was a guest.

Miami Management
Nelly Gordillo was present

I. Call to Order

Jose called the meeting to order at 7:06 pm.

II. Approval of Minutes

Tabled until next month's meeting.

III. Treasurer's Report

As of 3/31 we have, in Banco Popular, \$107,524.42, in Checking, \$28,850.15 in savings, plus CD's of \$162,757.43 for total funds in Banco Popular of \$299,132.00. In We Florida Financial, we have \$71,758.38 in Savings and CD's of \$30,617.64 for total funds in WFF of \$102,376.02. We earned \$15.32 extra income, unexpected income of \$95.45. We have accounts receivables approximately 5K which includes violations of about 2.3K. The total amount for possible collection is about 2.6K. We have 1 property (Lot 17) in various stages of association foreclosure which represents approximately 2.2K of the delinquency amount.

IV. Fines Committee Report –

No fines this month. All fines were corrected.

V. Architectural Committee Report –

No pending requests.

VI. Old Business

a. **Entrance Project Update**—Fire Marshall is requesting changes to plans. Nelly will call Lot # 1 & Lot # 83 and ask for property surveys.

b. **Violations**- several violations for hurricane shutters, especially homeowners who have plastic shutters. Will revisit next month.

c. **Update of Review of Association Documents**- Audrey will email Darren to ask him to send the docs to her.

d. **Repairs on outlets of the drainage system**- Company started work on 2 outlets. 3 more left to so.

VII. New Business

- a. **Management increase-** Jose motioned to accept the Miami Management price increase from \$1030 to \$1055 per month effective 5/5/2017. Linda seconded. Motion passed.
- b. **Gate incident-Exit bollard-**Ryder never followed up although Nelly send all documentation. Nelly will follow up again and inform insurance company.
- c. **Asphalt repairs-**Jose and Harry will meet to discuss sidewalks and roads. Jose will try to get in touch with paving company currently working outside community to see what quote they will give us for repaving the community.
- d. **Destruction of records prior to 2009-**Harry made a motion to destroy the records prior to 2009. Jose seconded. Motion passed.

VIII. Open Forum

No topics were discussed during open forum.

VIII. Adjournment

With no further business to be discussed, Jose adjourned the meeting at 8:05 pm.

Our next meeting will take place on June 7, 2017 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

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