

THE ESTATES OF TANGLEWOOD LAKES
HOA Meeting Minutes for May 3, 2023

The Meeting of the Board of Directors was held on May 3, 2023, via zoom. 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 (Lot 071), Harry Stevens (Lot 072), and Linda Elizalde (Lot 074)

The following guests were present:

Roberto Ferrante (Lot 021), Sandra Spence (Lot 003), Ed Stevenson (Lot 084), Doreen Smalls (Lot 066), Shalonda Clarke (Lot 067), and Manuel Familia (Lot 055)

The following Miami Management representative was present:

Marlin Quintero Mora, CAM

Board Meeting

I. Call to Order

Jose Ockerman called the meeting to order at 7:04 pm.

II. Approval of Minutes

Marlin states that she sent minutes to the board.

Jose states he hasn't reviewed. Harry states that there are two holders that need to be reviewed. The minutes will be reviewed and approved in the next meeting.

III. Treasurer's Report

Jose presented the following report:

As of 3/31 the account in Banco Popular has a balance of \$167,566.08, in Checking, \$219,996.62 in savings, plus CDs of \$166,036.58 for total funds in Banco Popular of \$553,599.28. We earned \$225.47 extra income, unexpected income of \$148.43 and \$0.00 in reimbursement income. We have accounts receivable over \$1K which includes no legal fees and no violations. The total amount for collection is about \$1K. There are two properties that are behind in assessments and account for about \$700 of the almost \$1K.

IV. Old Business

a. Presentation

Jose states that he will publish the link for the presentation for the front entrance project after the meeting.

b. Feral Cats

Jose states that in the last meeting many homeowners spoke out requesting that the association do something about the feral cats and raccoons. Jose reached out

to the attorney. Per the attorney, the association has conferred with counsel as it regards to association possibilities of trapping stray cats on the common areas. Due to liability concerns and the possibility of resident cat being inadvertently trapped, the association will not be trapping cats in the common area due to the liability. The association will be propagating and enforcing rules prohibiting the feeding of stray animals, which we hope will alleviate the problem. In addition to this, Marlin, contacted the animal control and they stated that they do not coming out and trap any animals. They will come out and pick up a trapped animal by a homeowner, but they will not trap an animal for the homeowner or the association. The individual homeowner must hire a control company that will come out and trap them.

The draft statement from the attorney that will be sent out to all homeowners reads: The feeding, whether by hand or leaving food, for lost, abandoned or stray animals, including but not limited to cats, dogs, raccoons, or any on any portion of subject property including lots and common area, is strictly prohibited.

Jose had to step out of the meeting at this time. He will send out an update on the other old items.

c. Pressure Washing

Harry states that the offers were reviewed. The best was the one from the Pressure Cleaning Man since he was also going to remove the rust. He motions for accepting the bid from Pressure Cleaning Man. Linda seconds.

Harry also says that after the pressure cleaning the street sweeper needs to come by. He suggests that after Marlin has set up the pressure cleaning date, she go ahead and confirm a date for the street sweeping.

d. Gate Arm and DVR

Harry mentions that one of the gate arms was bent and that it was replaced on May 3rd. Harry goes on to state that he found that DVR system had a bad hard drive. This is the second hard drive damaged. He states that there is something wrong with the DVR itself. Harry says that he sent email to the board, requesting authority to spend up to \$500 to purchase temporary system while waiting for entrance project to be completed. He would like to purchase DVD and replace a few of the cameras. Harry motions for approval and Linda seconds. Request approved.

e. Delinquencies

Marlin states that she will not be reporting anything since Harry provided information during the Treasury Report.

f. Violations

Marlin states that the violation report was provided to the Board. She wanted to make sure that everybody understands that there is no selective enforcement of

the rules. Marlin states that Mr. Roberto has reached out to her about his concern of selective enforcing of the rules of the community. She assured him that it was not happening under her management. She goes on to say that everyone that has violations (she completes inspections monthly.) should be receiving notices. Marlin suggests that the homeowner read the manual. Marlin suggests that homeowners read the violation thoroughly and address the matter. This will maintain the value of the community. Marlin says that the homeowner will receive courtesy notice, then a second notice which is the final notice. After the final notice, a fine committee will be called. Currently, the association does not have a fine committee.

Jose wanted to touch base to let the homeowners know that the board members are not immune to violations. He is on a 15-day notice for all the stuff on his lawn and he has weed. He wants everyone to know that everyone and the board are subject to violations from the management company. There is no preferential treatment.

g. ARC Report:

- Lot 31- window installation. Marlin states that she submitted request to Jose for the boards review and approval.

h. Drainage Inspection and cleaning

Marlin states that she spoke with Jerry from PCI Stormwater Solutions. Jerry advised that he went to the community, and they were doing the work, they found a Storm Water Manhole that is 10 inches below the grade and that it needs to be raised. He will be providing Marlin with an estimate. She will present it to the board once she receives it.

Harry questions if this will be a hazard to automobiles. He wants to know when the video will be available. Marlin says she will follow-up.

i. Entrance Project Update and presentation:

Harry ask Marlin if she has heard from Richard, the GC. She states that she has not. Harry says that he has tried to reach out various times to no avail.

Harry says that after the meeting he will send out email to all homeowners with a link on the presentation he put together about the project's process and timeline.

V. Open Forum

a. Cat infestation and Meeting Notice

Ed Stevenson (Lot 084) states that the cats are breeding now. He says that just the last weekend in April, one cat had a litter of four on his property. The kittens all died prematurely, and he was left with the disposal. Mr. Stevenson wants to know if the letter discussed in the last meeting has been sent out since he has not

received one. He says it is a bad situation that is getting worse. He questions if the letter can't be sent out then what is the point of the association.

Mr. Stevenson continues. He says that he received notification of the meeting about 2 hours prior to the meeting. He would like the notice be put out at least a day or two before the meeting. Mr. Stevenson says that he had to call around to remind the neighbors and many of them could not attend due to prior engagements.

Harry states that the notice is posted at the gate. It shows that every first Wednesday of every month there is a meeting. He goes on to say that the link to the meeting is sent two hours prior to the meeting. He questions if Mr. Stevenson thinks that is enough. Mr. Stevenson replied to no. He suggests that the link be sent at the bare minimum one day before the meeting. Mr. Stevenson says that people need to get more notice.

Shalanda (Lot 067) states that she has not gotten any meeting information and got the information from her neighbor. Harry asks if she has gone into the BOLO system to update her information (both text and email information). The homeowner asks if it's the same system used for the association payment. Harry informs her that it is not. He says if she hasn't done so the association does not have her email address or phone number for texting. The homeowner questions if she is still able to do this. Harry says if she has the letter with the login information provided at the time she should be able to enter and update her information. The homeowner then questions what if she doesn't have the letter sent out. Harry replies that another letter will have to be generated. Marlin requests that the homeowner send her an email with lot number and home information. Homeowner requests that Marlin put her email inside the chat or in WhatsApp. Marlin informs her that managers are not in the WhatsApp but she put it in the chat.

b. Selective Rule Enforcement/ Project Update/ Mailboxes

Roberto Ferrante (Lot 021), states that he sent an email to Marlin. He goes on to say that it was not an accusation but a suggestion. Marlin confirms that she received the email.

Mr. Ferrante wants to know if Marlin would send out the link. Marlin states that Harry will be sending link via email and text to let all know that email has been sent.

He also stated that he also spoke with Marlin's boss for more clarification. Mr. Ferrante goes on to say that there was no clarification. He just wanted to know what happened with the situation with the mailbox.

He also wants to know about minutes in December. He says that he talked to Arleth, and the minutes were not there because the transcriber was out. Harry states that there are no minutes for December because there was no meeting in December. Harry says that this is a dead topic and Mr. Ferrante says that it is not.

c. Feeding Animals

Homeowner Manuel Familia (Lot 055) questions if the letter that will be sent out will include animals such as ducks. She says that the feeding has lead to more ducks that are defecating on her property. Harry says he is not sure but that he will be reviewing the letter received from the attorney. He says that there used to be foxes that helped with the population control, but he is not sure if it moved on or passed away. The homeowner states that she thinks it is still around.

VI. Adjournment

With no further business to be discussed, Harry motioned to adjourn the meeting. Linda seconded. The meeting adjourned at 8:10 pm.

Respectfully Submitted,
Harry Stevens
Treasurer/Interim Secretary
Estates of Tanglewood Lakes Homeowners Association

I hereby certify that the Minutes of March 1, 2023, have been approved without corrections.

Date:_____ Signature: _____ Title:_____