

Estates of Tanglewood Lakes Homeowner's Association Board of Directors Meeting
May 18, 2009

The scheduled Board of Directors meeting was held Monday, May 18, 2009. Members present were Dave Weber, Harry Stevens, John Napoli, Jose Ockerman, Linda Elizalde and Nelly Gordillo of MMI.

- I. Meeting was called to order at 7:05 pm by Dave Weber.
- II. Minutes: Harry made a motion to approve the minutes as written. John seconded. Motion carried.
- III. Treasurer's report: Harry presented his financial report. Areas reported include
 - a. \$18,944.24 in Checking,
 - b. \$24,881.98 in Savings
 - c. \$145,142.80 for all reserve accounts.
 - d. As of 3/31/09 we have approximately \$119,867 in Banco Popular
- IV. The Fines Committee: Five homeowners received fine letters. None of the homeowners appeared before the committee.
- V. The Architectural Committee: No new requests or approvals to report.
- VI. Old Business
 - a. Delinquencies – Harry and Nelly met. Changes with bookkeeping will properly post received funds for the assessments.
 - b. Postage is now tax deductible so there will be new codes implemented.
 - c. Florida Statutes around the interest calculation on late payments indicates we need a revision to our interest calc. This is being implemented.
 - d. The revised collection letter to homeowners is questioned by the HOA lawyers. HOA cannot offer payment plans which could be perceived as preferential treatment. The homeowner must contact the board for arrangements.
 - e. Dividers at the front gate is tabled as there is no new information.
 - f. Landscaping of common areas is under review.
 - g. Newsletter progress discussed.
 - h. Gate Incidents discussed.
 - i. Violations discussed.
 - j. Sidewalk repairs discussed. Looking for a lower bid. When information is received, board members will handle via email.
 - k. Replacement of speed limit and children at play signs was made a motion by Harry and seconded by John. The motion carried. Stop signs are not included.
 - l. Homeowner in the community is looking to run a foster home. This resident is being invited to the next meeting. Item is tabled until then.
- VII. New Business
 - a. There is a broken camera at the front gate. Harry is obtaining an estimate for repair.
 - b. Homes in various states of foreclosure were discussed. Once banks obtain certification of title for a property, MMI can send letters for landscaping or other violations.
 - c. Phone connection at the front gate is bad. It can be very difficult to hear or understand someone at the front gate phoning to gain access to the community. Possible solution will be investigated.

VIII. Open Forum

- a. How old is the speaker at the front gate? BOD members will look into whether a new mike is the solution or whether the full unit needs replacement which has been estimated at \$8000.00 to replace.
- b. Gardening plan by homeowners of lot 92 was submitted.
- c. Discussion about maintenance of mailboxes and fire hydrants was discussed.

IX. Adjournment: Linda moved for the meeting to adjourn at 8:13 p.m. Jose seconded and meeting was concluded.

X. The next meeting date is scheduled for June 15, 2009 at 7:00 pm at the Florida Bible School.

Respectfully submitted,
Carol Gonsalves, for
Audrey Carballo, BOD Secretary
June 5, 2009
Revised