##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF**

**MAY 2012 MEETING OF THE BOARD OF DIRECTORS**

Call to Order

The Meeting of the Board of Directors was held on May 21st 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 President called the meeting to order at 7:13 pm.

###### **Calling of the Roll**

A quorum of Board of Directors was established.

There were present the following Board Members:

Jose Ockerman, Harry Stevens, Darren Attinsky, and Mitch Krauss.

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

1. **Approval of April Minutes** – Harry motioned to approve the minutes and Jose seconded. Motion unanimously passed.
2. **Treasurer’s Report**

As of April 30, 2012, there is $42,812.58 in Checking, $27,165.97 in savings, plus CD’s of $160,229.42 for total funds of $230,207.97. We earned $.49 extra income, $57.47 in bank interest, unexpected income of $428.49 (ASSES INT, and LATE). We have accounts receivables of $15,126.07.

As of 4/30/2012 we had approximately $200,100.34 in Banco Popular and $30,107.63 in Peoples Credit Union.

We have 6 properties (Lots 36, 43, 38, 52, 39, and 80) in various stages of foreclosure. Two of them are in legal for unpaid association assessments. A third unit is in legal for unpaid assessments with no bank foreclosure on record.

1. **Fines Committee Report** – There were two violations in the amount of $2,000 that were assessed against lot 75. The committee has recommended that we forgive the fine as they have corrected all issues. *Jose made a motion that we forgive the fines and ensure that all future communications be sent to both the owner and the residents (whom are renting). The motion was seconded by Darren and unanimously accepted.*
2. **Architectural Committee Report** - No report
3. **Old Business**
   1. Collections – *Harry makes a motion that Lot 52, who is currently on a payment plan, must bring their account current with the plan submitted by 5/31/12 (close of business) or will be sent to the attorney for collections. Jose seconded the motion. Mitchell voted to approve and Darren voted to abstain. Motion passes.*
   2. Exterior Color Palette – *Harry makes a motion that we submit the proposed color scheme to the association by mail. Jose seconded the motion and it was unanimously accepted.*
   3. Drainage re-certification status – Inspection from the water management district is expected to be completed next week.
   4. Violations – No action.
   5. Audit Status – No action.
   6. Moped Incident Status – No action.
   7. Hedges issues lot 44 & 45 – The board was advised not to take a position on this matter.
   8. Mailbox and sign incidents/repairs – No action.
   9. Fence maintenance entrance of community – Tabled pending further review of plant material.
4. **New Business**
   1. Lot 75 appeal for fines – See Fines Committee Report.
   2. New CD at Banco Popular
5. **Open Forum**

Darren recommended that we walk the property at least twice a year. Everyone was in agreement.

1. **Adjournment**

The President motioned to call the meeting adjourned at 8:18 PM. Darren seconded the motion and it was unanimously accepted.

Our next meeting will take place on Monday, June 18th, at 7pm at the Florida Bible Church cafeteria.

Respectfully Submitted,

Mitchell Krauss

Treasurer

Estates of Tanglewood Lakes Homeowners Association