

THE ESTATES OF TANGLEWOOD LAKES
HOA Meeting Minutes for November 2016

The Meeting of the Board of Directors was held on November 2, 2016 the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President Jose Ockerman called the meeting to order at 7:04 pm.

Audrey calls meeting at 7:25 pm, Harry, Darren and Jose were present

Nelly Gordillo was present from Miami Management.

I. Approval of Minutes

Audrey requests delay of Oct. minutes approval due to Darren not sending Oct. minutes on time for next month approval. The board agrees.

II. Treasurer's Report

Delayed until Dec. due to end of year reporting.

III. Fines Committee Report –

- 1) Fines committee did not meet in Oct. 2016. Nelly mentions all previous months violations have been corrected, and 2 painting violations have been extended by the board until Dec. 31, 2016.

IV. Architectural Committee Report –

- 1) 2 applications for painting was submitted and one for driveway, and one for roof have been requested.

V. Old Business

a. Entrance Project Update–Harry sent the options for landscaping for the board to consider to submit with the plans for the city to review.

b. 2017 budget- Nelly sent the proposed 2017 budget certified mail to all the homeowners on Oct 18, 2016 per the HOA requirements. Jose makes a motion to pass budget for 2017 for \$75 per month (\$5 increase from 2016). Audrey seconds, the motion passes unanimously.

d. Violations- Sent out bunches of violations for roofs.

e. Update on Association documents tabled until next week.

f. Jose filled out the contract for LMSI (towing company) to send for next years renewal with board approval, and including Sunday night as an exemption from towing along with Friday and Saturday night.

VI. New Business

- a. Gate incidents- Fedex is sending reimbursement.
- b. Harry requests someone to look at the bulkheads over the drains into the lake to check it out. They need to use sediment barriers to cover the bulkheads.

VII. Open Forum

- a) Harry, and the board met with the Water Management person about the drainage into the lake. Will look for a vendor to work on.
- b) Preservation of documents. Attorney needs to work on.
- c) Attorney will create letter for Annual Meeting to send to all the homeowners.
- d) Nelly will invite Homeowners attorneys to visit next board meeting.

VIII. Adjournment

With no further business to be discussed, Jose adjourned the meeting at 8:14 pm.

Our next meeting will take place on December 7, 2016 and will be the Annual Meeting at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,
Darren Atinsky
Secretary
Estates of Tanglewood Lakes Homeowners Association