

THE ESTATES OF TANGLEWOOD LAKES
HOA Budget Meeting Minutes for November 8, 2023

The Meeting of the Board of Directors was held on November 8, 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) and Linda Elizalde (Lot 074)

The following guests were present:

Dayami Morales (Lot 024),

The following Miami Management representative was present:

Rosanna Palmieri, CAM

Board Meeting

I. Call to Order

Jose and Linda discuss that there can't be a HOA meeting since it was not posted as such. The meeting was posted as only Budget Meeting. Rosanna agrees. Jose states that there would not be majority vote since Harry and Shirley would not be on the call either. Harry sent an email stating that he would have limited internet access and is out of town. Jose states that there has to be a motion to approve the motion. He texted Harry.

II. Budget

Jose states that he texted Harry and has not received a response. Jose informs Linda that he has reviewed and approved the budget. Linda also approves of the budget. Jose states that the motion can't be complete until he receives approval from Harry. This would be an open motion.

Jose presented a motion to approve the budget and it was seconded by Linda. Pending response from Harry. Jose says he only requested text response and that he would send a screen shot of the response to Rosanna so that this motion can be closed.

While still on the call, Jose received Harry's text. Harry approves of the budget. Motion carried.

III. Adjournments

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. The meeting adjourned at 6:46 pm since there was no quorum.

IV. Open Discussions

a. Violations

While Jose waits for Harry to respond, he requests that Rosanna inform Linda of any open items. Rosanna states that she has been around the community. She has sent out violation letters but has not received responses. Rosanna asks Linda what the normal procedure is and if Linda could give her guidance. Linda responds that normally the management company rep would come to the meetings and address the letters sent out and that Jose could send out the violation procedures to her. Rosanna asks if she sends the list of only final notice violations. Linda says that usually the violations are noted in the meeting and in the minutes. Linda continues stating that Rosanna would let the homeowner know of any violations and then let the Board know. Rosanna says that she sees the violation report. Linda explains that there is a nice letter that is sent out and that Rosanna should see it on her computer. Rosanna acknowledges that she does have the template. Rosanna states that when she drove by, on 93rd Terrace there is a house whose grass is very overgrown. She is not certain that it is currently that way but the house itself is in poor condition and needs maintenance. Linda says it was good that Rosanna noticed that, and it would be good if Rosanna sent out a letter to the homeowner. Rosanna says that she has already sent out a letter. Linda informs Rosanna that many have been living in the community for a long time and know the process. She continues to state that this is why it is important to try to get the violation committee and the ARC committee going. Linda says that hopefully the two committees will be up by the beginning of the year.

b. Monthly Board Meeting

After the motion to pass the budget, Jose states again that the normal homeowners association meeting cannot be held since it was not posted as such. Rosann agrees but requests if she can review a few items with Jose and Linda. She states that they don't have to approve anything. She would like recommendations from Jose and Linda.

c. Entrance Project

Rosanna asks if the Entrance Project references the gatehouse as well. Jose responds everything is part of the renovation: rebuilding the gatehouse, new house to store the equipment and free cast (concrete) walls on the side of the entrance, redoing the gate system, redoing the landscape, redoing everything. This includes getting a new architect as well because the architect used previously is out-of-town and he has a lot of limitations that were placed on the board. This is in reference to his liability and what he is willing to shoulder as an architect, which if the board are paying him for this, they are not receiving what they paid for. Jose continues to state that the board does not have the ability to create fallback if he creates something that is not good and gets fined. There is no fallback on him because he is refusing liability. Rosanna asks Jose to let her know if he speaks with Harry which she feels he will. She says for them to let her know if the board would like her assistance in finding someone and getting proposals. Jose states that the board has had a rough time. The architects don't want the job since it is too small, and they will not be making \$50,000 or \$60,000

on the project and especially since the board has all the vendors. He continues stating that the board has someone to do the walls, someone to do the security system, they have someone to do landscaping and such. Jose says that for this reason, it is something that is a small project but doesn't have the revenue that people want in South Florida to do the job. Rosanna states that she understands since she is currently working with an engineering firm, and they do have architects and she would ask them.

d. Street Sweeping

Rosanna questions about the street sweeping. Jose states that the board wanted another vendor since they were not happy with the current contractor. He says that when a date is set the current contractor just comes whenever they please. He continues stating that the order that they want is bulk pickup, pressure cleaning and then street sweeping. He states that what is occurring is that the street sweeping is done before the pressure washing. This is not what the board wants. The contractor can't come when they want, it should be after bulk pickup and after pressure washing. Rosanna states that she is getting familiar with the association and asks which company is being used for pressure washing. Jose states that he will look at his emails since the contractor sent confirmation that they would be on the property the following week around November 15th. Rosanna asks if it must be coordinated and Jose states yes. Jose tells Rosanna that she sent the email stating it was 14th and 15th but the vendor called and stated that it was on the 16th. Jose requests that Rosanna updates the note. Jose informs Rosanna that the company is The Pressure Cleaning Man. He requests that if Rosanna gets a vendor for street sweeping that they come after November 16th or after 17th so we have it cleaned up in time. Rosanna asks if this is a monthly service. Jose states that the pressure cleaning is not. Rosanna asks if the sweeping is monthly. Jose informs her that during the summer it occurs a few times because of the oak trees in the community. In the summer it is every few months or as needed. Rosanna was looking for another vendor and she says that the vendor needs additional information such as frequency and if it is monthly. She asks if from September through May, it would be every month. Jose says no but he says he will discuss it with Hari. He thinks it will be quarterly in the winter, November, February and then May and then again June, July August. Rosanna asks if she can get this via email. Rosanna stated that she talked with the current provider and that they stated that it could not be expected to remain clean for long after sweeping in this season. Jose states that that was not the issue and that the issue was that they came when they pleased not when scheduled. The board would set up specific days with several weeks of notice and the provider would still come when they wanted and not stick to the agreed date. Jose continues to say that the issue is that they came whenever and not on the agreed date, not that it looked bad. Rosanna will reach out to the provider on the 9th to confirm that they come out after the 16th.

e. Additional discussion

There are a few members on the call. Jose asks if there are any questions on the budget. The members say they do not. Jose continues stating that there are few changes to the budget.

Jose discusses with Shirley that the meeting could not be held since it was not noticed and that there will be a January meeting. Recording cut off.

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

I hereby certify that the Minutes of November 8, 2023, have been approved with corrections.

Date:_____ Signature: _____ Title:_____