##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF NOVEMBER 2014 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on November 17, 2014 at Dunkin Donuts. Notice of 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 7:16 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Harry Stevens, Linda Elizalde, Jose Ockerman

Missing members:

Darren Atinsky, Mitch Krauss

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Jose made a motion that we accept the meeting minutes from October. Linda seconded the motion and it unanimously passed.

1. **Treasurer’s Report**

As of 10/31/14 we have, in Banco Popular, $79,953.77, in Checking, $23,958.33 in savings, plus CD’s of $161,355.85 for total funds in Banco Popular of $264,267.95. As of 10/31/14, in People Credit Union, we have $38,870.76 in Savings and CD’s of $30,355.89 for total funds in PCU of $69,226.65. We earned $20.94 extra income, unexpected income of $73.32 and $0.00 in reimbursement income. We have accounts receivables over 7.9K which includes $296.25.00 in legal fees, $400.00 in unit repairs and violations in the amount of 2.4K. The total amount for possible collection is approximately 6.2K.

We have 6 properties (Lots’ 19, 36, 39, 61, 80 and 95) in various stages of foreclosure. Several of these lots are not delinquent. The others represent approximately 5K of the delinquency amount.

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1. **Fines Committee Report** – No report
2. **Architectural Committee Report** – 1 pending application
3. **Old Business**

* Entrance Project - No updates. Jose will try to request a meeting with the Major.
* Violations – manager will send a violation letter to Lot 37 for unfinished construction on the back of the house for over 2 years, and Lot 91, for pit bulls still in the community.
* Mailbox Lots 20/21- contact Beautiful Mailbox to fix screws on base.

1. **New Business**
   1. Phone System- Phone system has the capability of holding 500 names, which opens the possibility to allow alternate phone numbers for the gate. Treasurer will review this further.
2. **Open Forum**
3. N/A
4. **Adjournment**

Harry made a motion that we adjourn the meeting. Jose seconded the motion and the meeting was adjourned at 7:42 pm

Our next meeting will take place on Monday, December 15, 2014 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Nelly Gordillo

Property Manager

Estates of Tanglewood Lakes Homeowners Association