##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF NOVEMBER 2012 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on November 19th 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 Vice President called the meeting to order at 7:11 pm.

A quorum of Board of Directors was established.

There were present the following Board Members:

Harry Stevens, Linda Elizalde, Darren Atinsky, and Mitch Krauss.

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of August Minutes**

Mitch made a motion that we accept the minutes. Darren seconded and the motion passed.

1. **Treasurer’s Report**

As of October 31st there was $39,588.30 in checking, $18,269.70 in savings, plus CDs of $190,495.40 for total funds of $248,353.40.

We earned $7,392.06 in assessment income, $257.68 in prepaid assessment income (total balance on prepaid assessments is $2,238.93), $70.08 in assessment interest, and $140 in late charges. We collected $138.12 in legal fees.

There are 7 units in various stages of bank foreclosure. Two of them are in legal for unpaid assessments (43 & 80). Three units are in legal for unpaid assessments with no bank foreclosure action on record (Lots 36, 52 & 38).

1. **Fines Committee Report –** Cited 6 homeowners, of which 2 were corrected. One association in bank foreclosure was corrected and billed. 2 homeowners were sent letters to fix mold that was evident on the exterior. Letters were sent to these owners to paint these homes as it appears overdue.
2. **Architectural Committee Report –** The committee met to exchange on ideas for stain colors for fences in the community. The committee has submitted colors for the board’s approval.
3. **2013 Budget**
	1. Proof of Notice – Provided by management.
	2. Approval of 2013 Budget – Darren made a motion that we accept the proposed 2013 budget. Mitch seconded the motion and it unanimously passed.
4. **Old Business**
	1. Drainage Re-Certification – The South Broward Drainage District has passed the inspection.
	2. Violations – Discussed in violation committee report.
	3. Roof and Fence Painting Colors – No decision has been made on roof colors. Darren made a motion that we send out stain colors to the ownership for the approval of fence colors. Audrey seconded the motion and it unanimously passed. We will adopt these colors at the December meeting.
	4. Cleaning of Mailboxes and Street Signs – We will be including this in our bid request from vendors performing our sidewalk pressure washing.
5. **New Business**
	1. Ground Maintenance/Pest Control – Tabled till next month’s meeting.
6. **Open Forum**
7. **Adjournment**

Jose made a motion that we adjourn. Linda seconded the motion and the meeting was adjourned at 7:56 PM.

Our next meeting will take place on Monday, December 17th, at the Florida Bible Church cafeteria.

Respectfully Submitted,

Mitchell Krauss

Treasurer

Estates of Tanglewood Lakes Homeowners Association