

THE ESTATES OF TANGLEWOOD LAKES  
**HOA Meeting Minutes for October 2016**

The Meeting of the Board of Directors was held on October 5, 2016 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 7:04 pm.

Jose Ockerman, Audrey Carballo, Harry Stevens and Darren were present

Miami Management  
Nelly Gordillo was present

**I. Approval of Minutes**

Jose makes a motion to approve August 2016 minutes. Passed unanimously.

**II. Treasurer's Report**

As of 8/31 we have, in Banco Popular, \$98,181.41, in Checking, \$15,263.27 in savings, plus CD's of \$162,309.70 for total funds in Banco Popular of \$275,754.38. As of 8/31, in We Florida Financial, we have \$71,686.27 in Savings and CD's of \$30,557.21 for total funds in WFF of \$102,866.91. We earned \$1.90 extra income, unexpected income of \$64.94 and \$0.00 in reimbursement income. We have accounts receivables over 4.9K which includes \$0.00 in legal fees, \$0.00 in unit repairs and excludes violations in the amount of 2.3K.

We have 2 properties (Lot 17/95) in bank foreclosure and Lot 95 is not delinquent. The others represent approximately 3.3K of the delinquency amount.

**III. Fines Committee Report –**

- 1) Fines committee met in September with 4 homeowners cited. 2 Showed up and resolved the issue, the other 2 were given until December to correct.

**IV. Architectural Committee Report –**

- 1) 2 applications for painting was submitted.

**V. Old Business**

a. Entrance Project Update—Jose is looking for a new sign company to apply for the city application. A Civil Engineering firm has been contacted. 4 Evergreen is being considered for the landscaping portion of the entrance project. These 2 events need to be accomplished to submit to the city. Jose makes a motion to use Troy's architect to put plans together for landscaping of entrance project. Audrey seconds and Harry agrees. Motion passes.

- b. Violations- Cited many houses for roofs and driveways.
- c. Mailboxes- Jose was still waiting to talk with attorney's on the issue.
- d. Update of Review of Association Documents- Darren touch base with Audrey to finalize what are the final changes to submit to the attorney.

## **VI. New Business**

- a. Gate incidents- Truegreen paid, Fedex is awaiting Nelly to send the info Jose provided.

## **VII. Open Forum**

- a) Harry, and the board met with the Water Management person about the drainage into the lake. He recommended putting landscape over the caps to have the water roll off into the lake and not pool up on the yards. There are 5 caps that need to be excavated, put barrier cloth over it, and landscape. Need an estimate.
- b) Preliminary budget for 2017 was approved and needs to be mailed out to all the homeowners for final approval next month. Nelly will mail out.
- c) Hurricane preparedness' for Hurricane Matthew projected to pass over Broward Oct. 6, 2016. Talk was about taking down gate arms. Harry will make a determination by 2 pm Thursday. Other prep has been done as much as possible.
- d) Jose asked about keeping LMSI (towing company) for another year. Board had no issue with extending for 2017.

## **VIII. Adjournment**

With no further business to be discussed, Jose adjourned the meeting at 8:05 pm.

Our next meeting will take place on November 2<sup>nd</sup>, 2016 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

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