

**THE ESTATES OF TANGLEWOOD LAKES**  
**HOA Annual and Election Meeting Minutes for October 11, 2023**

The Meeting of the Board of Directors was held on October 11, 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), Harry Stevens (Lot 072), Linda Elizalde (Lot 074), Shirley Hanks (Lot 76)

The following guests were present:

Dayami Morales (Lot 024), Sandra Spence (Lot 003), Lucas (Lot 002), Doreen Smalls (Lot 066), Roland Davis (Lot 027), and Mark Edwards (Lot 045)

The following Miami Management representative was present:

Marlin Quintero Mora, CAM

### **Board Meeting**

#### **I. Call to Order**

Jose Ockerman called the meeting to order at 7:05 pm.

#### **II. Approval of Minutes**

Rosanna states that the previous meeting's minutes are pending.

#### **III. Treasurer's Report**

Harry presented the following incomplete report since he had not received the requested information from the management company until that afternoon:

As of 8/31 the account in Banco Popular has a balance of \$154,447.39, in Checking, \$225,471.78 in savings, plus CDs of \$166,145.78 for total funds in Banco Popular of \$546,064.95. We earned \$479.53 extra income, unexpected income of \$110.03 and \$0.00 in reimbursement income. We have accounts receivable less than \$1K which includes no legal fees and no violations. The total amount for collection is about \$900.

Rosanna confirmed that Harry received the reports late in the afternoon of October 11<sup>th</sup>.

#### **IV. Old Business**

##### **a. Mailboxes**

Rosanna states that she has received two quotes from Beautiful Mailboxes. One was just the painting of the mailbox, and the other is for painting the post along with the mailbox. She spoke with a representative from Beautiful Mailboxes to do the sandblasting, they would have to remove the mailboxes and take them to the

vendor, which is a separate vendor. This incurs increased charges. She continues to describe what will be done. Beautiful Mailboxes will come out and one-by-one they will clean-up and paint each mailbox. The quote came in at \$3558.55.

Harry has issues with the quote as it is worded. He has concerns with the deep corrosion and can't be totally removed. He says if they paint it will eventually bubble up again and there would be same issue. He will have to think about it prior to suggesting next steps.

Jose suggests they do one each way to compare the results and determine the best approach. Harry agreed that this would be a test. He suggests that they go around the community and pick the two worse ones. Rosanna states that she will reach out to Beautiful Mailboxes. She says there is no motion to approve the quote or move forward yet. Jose explains that they want to test to ensure that the repair will last approximately 10 years. Harry agrees that there is not a need for a motion to spend less than \$500 for this task. He suggests that he and Rosanne walk the community to find the two worse mailboxes for the test cases. Rosanne states that there is a list attached to the quote that entails all the damaged mailboxes.

**b. Street Sweeping**

Harry states that it is his understanding that the street sweeps came the previous week, and it should have been on the current week. Jose confirms that they came and that this is the second request that they come when they want not when it is scheduled. Jose doesn't want to continue to work with this company and requests that Rosanna find another company. Jose continues to state that the company is requested to come after bulk trash, but they come before when it pleases them. He states that they are nonresponsive.

**c. Budget**

Harry asks if anyone has any questions on the budget package that was emailed. Jose says not from his perspective, that it was cut and dry. Linda agrees. One of the homeowners states that they didn't get the email. Harry explains that currently this is for Board review proposed budget only. He states that once approved by the Board the proposed budget will be sent out to the homeowners for their review. At the next meeting the budget will be approved.

Harry makes a motion to approve the budget as submitted. Jose seconds that motion. Proposed budget accepted and will be sent to homeowners.

**1. Budget Meeting:**

Rosanna asks if November 7<sup>th</sup> is a good day for the meeting. Harry states that he will be out of town. Jose asks if 10/31 would be good but Harry states no since it is required to wait 14 days. Rosanna states that it is 14 calendar days. Harry states that it needs to be in the mail by the 13<sup>th</sup> so that everyone gets it. November 1<sup>st</sup> will not work if mailout can't go out by Friday, October 13<sup>th</sup>. Rosanna asks if it will be a zoom meeting and Jose confirms that it will be. Harry explains the process. He informs Rosanna

that the budget needs to go out and the homeowners have 14-day notice period and that the association holds their meetings on the first Wednesday of the month.

Jose requests that Rosanna let them know when the budget is mailed so that they can coordinate the meeting or reschedule based on mail out date.

**d. Storm Water**

Harry asks if PCI has reported anything back. Rosanna states no but that they did provide the video and the map with the location as requested by the Board. Harry states that he doesn't have a copy of the map. Rosanna states that it is part of the package. Linda and Harry confirm they don't have it either. While Rosanna looks for the map, Harry continues. He states that after reviewing the video provided by PCI Storm, he feels that the community will have to replace everyone of the drains within the community over the next several years. There is one area where the resident was doing some construction and there is digging in the back yard wrecked one of the drains. The resident had the contractor patch over it with wire mesh and concrete. The drain is leaking. There is one homeowner that has driven a pipe down through the drains. He states that these are galvanized pipes, and two appear to have rotted out at the bottom. This may be one of the areas that is 7 inches below grade. Harry foresees multi-thousand dollars that will need to be expended. He states that he thinks a few homeowners will be very upset if the concrete that they have put down needs to be taken up if there is no other way for the repairs. Harry says that probably over the next 5-10 years the community should be looking at replacing parts of the drain system every year.

Rosanna states that the map was not attached, and she would resend it.

Harry asks Rosanna if PCI was going to send a report to go along with the video or just use his written notes that he provided. Rosanna states that they did provide the information and were under the impression that Harry had already received it. Jose informs Rosanna that all they received was about 20 videos and no report. He states that what they were looking for is someone in the company, maybe an engineer, to view the video and to let the board know what the issues are. Rosanna states that she will request. Jose suggests reviewing the contract to see if a report was included in the scope of the work. Harry will look for the contract. Jose states that based on what was completed, the board would have to hire an engineer or drain specialist to review the videos and give recommendations. He says that a specialist is needed to know what is urgent.

Rosanna sent the map and Jose state it was received. Harry looked at map and is concern that the number don't match. He will review.

**e. Change of Manager at Management Company**

Harry expresses his frustration with the change of managers at the management company. He states that Miami Management increased rates, but the association is receiving less service. He states that since Nelly's departure service has not

been the same. Jose also expressed his concerns and stated that they would reach out to Paula about the issues. He stated that changes occurred, and the association received notification only a day before. He feels there was no transitional training between managers. In the last 18 months there has been three transitions to three new managers. The board is concerned with the inconsistency and the lack of knowledge transfer. Jose states that his frustration is not with Rosana but the company. Rosanna states that there it was a transition albeit a very short one.

**f. Delinquencies**

Rosanna informs the board that there are no accounts in legal.

**g. Entrance Project Update**

Rosanna asks if the board wanted her to contact any of the companies. Harry says no that he is currently the point of contact.

Harry is in contact with the architect. The architect stated that he is waiting to obtain information from the city. Harry asked him whether it would be best to proceed with the new site plan. If this is the case, the current architect would not be able to continue since he is no longer local. He can only update the current plans. Harry plans to reach out to the general contractor to see if he recommends someone local with the idea that the GC and the architect would already have a working relationship and that they can ensure plans align with current codes.

Harry will email the board with any updates he gets.

**V. Open Forum**

**a. Bulk Pick Up**

Jose informs the group that he received an email from a homeowner outside of the community stating that during Bulk Pick Up, people are putting stuff in front of his house. Jose requested if the homeowner had pictures or videos. Jose finds it hard to see why someone would carry stuff out of the community to put there. Linda questions how the homeowner knows that it is someone from this community, Jose doesn't know. Jose asks if Harry can review the videos and Harry states that there are no cameras pointing down the road.

**b. Committees**

Harry asks if anyone has reached out to participate.

**c. Pets**

Linda states that her husband's concern is about the changing of the law permitting pit bulls in Pembroke Pines and if the community was going to permit it. They wanted to know if anyone else had heard of anything else. Jose remarks that new state statutes will reverse the law prohibiting pit bulls in Miami Dade County but that the association bylaws still prohibit pit bulls.

**d. Recommendations**

Dayami Morales (Lot 024) states that she can send over a few recommendations of local architects. She also asks if the board needs assistance with permit expeditors.

**VI. Adjournment**

With no further business to be discussed, Jose motioned to adjourn the meeting. Linda seconded. The meeting adjourned at 8:02 pm.

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

I hereby certify that the Minutes of October 11, 2023, have been approved with corrections.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Title: \_\_\_\_\_