

## THE ESTATES OF TANGLEWOOD LAKES

### MINUTES OF OCTOBER 2013 MEETING OF THE BOARD OF DIRECTORS

#### **I. Welcome and Call to Order**

The Meeting of the Board of Directors was held on October 15th at Second Cup Café. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the Meeting. The President called the meeting to order at 7:12 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

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

There were present the following Management Representatives:

Nelly Gordillo, Miami Management

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

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

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

As of 9/30/13 we have, in Banco Popular, \$59,658.67, in Checking, \$23,888.36 in savings, plus CD's of \$160,759.85 for total funds in Banco Popular of \$244,306.88. As of 9/30/13, in People Credit Union, we have \$14,808.07 in Savings and CD's of \$30,254.04 for total funds in PCU of \$45,062.11. We earned \$71.54 extra income, unexpected income of \$125.09 and \$0.00 in reimbursement income. We have accounts receivables over 8K which includes \$991.00 in legal fees, \$1060.00 in unit repairs and excludes violations in the amount of 7.6K.

We have 6 properties (Lots' 15, 19, 36, 61, 80 and 95) in various stages of foreclosure. Lot 15 is in both Association and Bank foreclosure. Several of these lots are not delinquent. The others represent approximately 5K of the delinquency amount.

#### **IV. Fines Committee Report – No Report**

#### **V. Architectural Committee – No Report**

#### **VI. Old Business**

- a. Violations – Letters have been sent out to owners to address roofs needing to be pressure washed.
- b. References and projects provided by engineers – Harry made a motion that we accept the proposal from Paul Just, Architect, for the design of the front entrance improvements (approximate cost is \$9,000 – \$12,000). Jose seconded the motion and it unanimously passed.
- c. Gate Repairs – These have been completed.
- d. Lot 56 request – Following an opinion from the association's legal counsel, the board has decided to approve this request.
- e. Status of damaged sidewalk by Waste Pro – Will be repaired on 10/22.
- f. 2014 preliminary budget – Budget has been drafted by Harry and there will be no change to the monthly assessment (\$70). Jose made a motion that we proceed with mailing the draft of the association's 2014 budget to the owners for review. Mitch seconded the motion and it unanimously passed.

#### **VII. New Business**

- a. Damaged mailbox units – BOD will review new options for mailboxes.

#### **VIII. Open Forum**

## **IX. Adjournment**

Harry made a motion that we adjourn the meeting. Jose seconded the motion and the meeting was adjourned at 8:12 PM.

Our next meeting will take place on Tuesday, November 5th, at the Second Cup Café located at 10041 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Mitchell Krauss  
Vice President  
Estates of Tanglewood Lakes Homeowners Association