##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF October 2015 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on October 19, 2015 at Dunkin Donuts. 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 7:04 pm

A quorum of Board of Directors was established.

The following Board Members were present:

Jose Ockerman, Harry Stevens, Darren Atinsky

Linda and Mitch absent

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Jose makes a motion to accept September 2015 minutes. Harry seconds, motion passes.

1. **Treasurer’s Report**

As of 9/30 we have, in Banco Popular, $84,820.32, in Checking, $10,158.56 in savings, plus CD’s of $161,773.30 for total funds in Banco Popular of $256,752.18.  In People Credit Union/We Florida Financial, we have $59,244.44 in Savings and CD’s of $30,469.20 for total funds in PCU/WFF of $89,713.64.  We earned $117.06 extra income, unexpected income of $149.69 and $0.00 in reimbursement income.  We have accounts receivables over 8.8K which includes $296.25 in legal fees, $13.21 in unit repairs and violations in the amount of 1.2K.  The total amount for possible collection is approximately 8.8K.

We have 1 property (Lot 95) in various stages of foreclosure and are not delinquent.  We have one about to go to foreclosure (Lot 17) and two (Lots 21 and 39) on a payment plan.



1. **Fines Committee Report** – Fines committee has no report.
2. **Architectural Committee Report** – None
3. **Old Business**
4. Budget 2016– Budget was sent by affidavit with Proof of notice by Nelly to all the homeowners as prescribed by the by-laws Darren makes a motion to accept the budget with no changes, Jose seconds, the motion to approve 2016 budget passes..
5. Mailbox project- Rescheduling meeting to discuss problems with installation of homeowners mailboxes.
6. Speed humps- Have been installed.
7. Violations- Nelly sent list of all violations.
8. Fence issue with lot #37- Fence has not been repaired. Jose request Nelly send certified 60 day notice to repair.
9. **New Business**
10. Mitch Krauss resigns via letter from his position as Vice President of the board. Jose makes a request if there is anyone interested in replacing. Audrey Carballo offered to fill position. Darren makes a motion to accept her on the board as vice President. Jose seconds, motion passes unanimously.
11. Harry makes a recommendation we put together a review committee to go over the by-laws and make suggestions about updating prior to recertification. Goal to set up committee by Dec. 1. Darren will write up letter to send to all homeowners to ask for their participation and present at next board meeting.

1. **Open Forum - none**
2. **Adjournment**

Jose adjourned the meeting at 7:57pm

Our next meeting will take place on Monday, November 16, 2015, at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association