

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for September 2018

The Meeting of the Board of Directors was held on September 5, 2018 at Dunkin' Donuts. 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, Harry Stevens and Linda Elizalde.

The following guests were present:

Doreen Small, Clyde Small and Stephanie Butler.

The following Miami Management representative was present:

Nelly Gordillo

I. Call to Order

Jose called the meeting to order at 7:07 pm.

II. Approval of Minutes

There was no meeting in August 2018. Harry moved the July meeting minutes be approved. Linda seconded. Motion carried and the July meeting minutes were approved as read.

III. Treasurer's Report

Harry presented the following report:

As of 7/31 we have, in Banco Popular, \$112,564.63, in Checking, \$56,109.91 in savings, plus CD's of \$163,477.86 for total funds in Banco Popular of \$332,152.40. In We Florida Financial, we have \$71,907.55 in Savings and CD's of 30,761.35 for total funds in WFF of \$102,668.90. We earned \$51.62 extra income, unexpected income of \$194.56 and \$0.00 in Reimbursement income. We have accounts receivables of over 5K which includes 0.00 in legal fees and 180.20 in unit repairs and excludes violations in the amount of 2.2K.

Lot's 52 and 37 are on payment plan.

NEW BUSINESS:

Proposed Budget

IV. Architectural Committee Report

No report provided

V. Fines Committee Report

No Hearing has been set for September 2018

VI. Old Business

- a. **Entrance Project Update.** Jose will contact 2 General Contractors he knows to see if they are interested in the project.

- b. **Violations-**

- Lot 4: Ongoing roof replacement without Association's approval. Demand letter is to be sent by the Association's attorney.

c. **Update of Review of Association Documents-**. The board will meet to review our inquiries and resubmit.

d. **5 year Drainage re-certification status-**. Recertification has been completed. Manager is waiting for the certification documents issued by the District.

f. **Landscape Maintenance at entrance-** Proposal with the changes requested by the board was approved in August. Contractor has yet to schedule the replacement.

g. **Preliminary Budget for 2019-** Harry motioned to approve the proposed budget to mailed to the homeowners. Jose Seconded. All in favor. Budget meeting has been set up for October 3, 2018.

VII. New Business

- a. **Lights at entrance:** Light in front of sign at the entrance failed and 2 lights on gate house are not working. Association will order new LED fixture/ bulbs.
- b. **Accounting:** Manager will review September management invoice from MMI and make necessary corrections and apply credit for printing fees to the correct GL codes.

VIII. Open Forum

IX. Adjournment

With no further business to be discussed, Jose motioned to adjourn the meeting. Harry seconded. Meeting was adjourned at 8:25 pm.

Next meeting will take place on October 3, 2018 at the Dunkin Donuts, 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,
Nelly Gordillo
Property Manager
For the Board of Directors of The Estates of Tanglewood Lakes HOA