##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF September 2014 MEETING OF THE BOARD OF DIRECTORS**

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on September 15th at Dunkin Donuts. Notice of the Meeting was posted at the Association’s entrance forty-eight hours prior to the Meeting. The Vice President, Mitch Krauss called the meeting to order at 7:14 pm.

A quorum of Board of Directors was established.

The following Board Members were present:

Harry Stevens, Linda Elizalde, Darren Atinsky, Jose Ockerman

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of Minutes**

 Harry made a motion that we accept the meeting minutes from April, June, July and August. Darren seconded the motion and it unanimously passed.

1. **Treasurer’s Report**

As of 8/31/14 we have, in Banco Popular, $78036.62, in Checking, $23,950.06 in savings, plus CD’s of 161,288.83 for total funds in Banco Popular of $263,275.51.  As of 8/31/14, in People Credit Union, we have $35166.51 in Savings and CD’s of 30,329.10 for total funds in PCU of $65,495.61.  We earned no extra income, unexpected income of $283.92 and $25.00 in violation income.  We have accounts receivables of almost 7.7K which includes 296.25 in legal fees and 400.00 in unit repairs and excludes violations in the amount of 2.4K.

We have 6 properties (Lots’ 19, 36, 39, 61, 80 and 95) in various stages of bank foreclosure.    Lot 36 is in Association foreclosure, again.  Several of these lots are not delinquent.  The others represent approximately 4.7K of the delinquency amount.



1. **Fines Committee Report** –
2. One member Linda Schlepp present with one homeowner lot#101 for gate arm issue. Need to call the other 2 members to accept $25 fine.
3. **Architectural Committee Report** – No report
4. Application received from lot 26 to paint fence. The request will be granted when verified that they are following the association's color chart.
5. Lot 47 Complaint - Lot 47 complained that the owner of lot 46 improperly installed a generator. The Board discussed the matter and it was resolved that Lot 46 was compliant in their installation. They are within association and city of Pembroke Pines requirements, therefore there is no reason why the association can deny the installation.
6. **Old Business**
7. Entrance Project - The board is awaiting word from the city regarding the lift station neighboring our entrance gate. We cannot proceed until we gain approval from the city.
8. Violations - Discussion regarding the state of several roofs needing pressure washing around the community.
9. New stop sign and mailbox for 7th Street
10. Preliminary budget for 2015
11. **New Business**
12. Painting of yellow lines - Waiting on proposal from contractor.
13. **Open Forum**
14. N/A
15. **Adjournment**

Mitch made a motion that we adjourn the meeting. Darren seconded the motion and the meeting was adjourned at 8:06pm

Our next meeting will take place on Monday, October 20, 2014 at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association