##### THE ESTATES OF TANGLEWOOD LAKES

**MINUTES OF SEPTEMBER 2012 MEETING OF THE BOARD OF DIRECTORS**

Call to Order

The Meeting of the Board of Directors was held on September 17th at the Florida Bible Church Cafeteria. 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 7:15 pm.

###### **Calling of the Roll**

A quorum of Board of Directors was established.

There were present the following Board Members:

Harry Stevens, Jose Ockerman, Darren Attinsky, and Mitch Krauss.

There were absent the following Board Members:

 Linda Elizalde

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of August Minutes** – Mitch made a motion to amend the minutes to correct a mistake (next meeting date written incorrectly). Darren seconded the motion and it unanimously passed.

Harry made a motion to approve the amended minutes. Darren seconded the motion and it unanimously passed.

1. **Treasurer’s Report**

As of August 31st there was $36,787.07 in checking, $14,568.70 in savings, plus CDs of $190,410.89 for total funds of $241,766.66.

We earned $6,538.93 in assessment income, $621.55 in prepaid assessment income (total balance on prepaid assessments is $2,785.47), $126.28 in assessment interest, and $115.27 in late charges. We collected $381.88 in legal fees.

There are 7 units in various stages of bank foreclosure (bank filed for foreclosure on lot 31 Sept. 2012). Two are in legal for unpaid association assessments (43 & 80). Two are in legal for unpaid assessments with no bank foreclosure action on record (52 & 38).

I am currently working on a draft of the association's 2013 budget which will be submitted for the board's review and approval at the October meeting.

1. **Fines Committee Report – No Report**
2. **Architectural Committee Report**
* Committee met Thursday, September 13th. Committee members were unable to attend this meeting so no report is available at this time.
1. **Old Business**
	1. Re-classification of CD – CD ending in 7412 has been transferred to the reserves and applied as per board’s instructions.
	2. Drainage Re-certification – Still awaiting the city to schedule an inspection.
	3. Violations – Manager sent letters to unit owners with sick ficus and requested owners to contact management with a plan of treatment and removal.
	4. Mailbox repair reimbursement – Owner of lot 75 has been back charged for the replacement of the mailbox. Owner has requested time to seek payment from the vendor she allowed into the community which was responsible for the damage.
	5. New hedges – Harry made a motion to accept the Evergreen proposal to install podocarpus hedges at the entrance of the community. Motion unanimously passed.
2. **New Business**
	1. 2013 Budget – Budget will be drafted and reviewed by board at October meeting.
	2. EOTL email/website
	3. CPA Engagement letter for financial report year ended December 31, 2012 – Mitch made a motion that we approve the CPA engagement letter for the 2012 compilation. Darren opposed the motion and all others approved. Motion passed.
	4. General Liability Insurance 2013
3. **Open Forum**
* Owner of lot 91 requested clarity on the towing of her car. She has requested a photo of car at the time of towing to ensure that they towed the car correctly. Nelly will be requesting this photo and presenting to owner.
1. **Adjournment**

Jose called the meeting adjourned at 8:06 pm. Motion passed.

Our next meeting will take place on Monday, October 15th, at the Florida Bible Church cafeteria.

Respectfully Submitted,

Mitchell Krauss

Treasurer

Estates of Tanglewood Lakes Homeowners Association