##### THE ESTATES OF TANGLEWOOD LAKES

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

1. Welcome and Call to Order

The Meeting of the Board of Directors was held on September 21, 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

Mitch Krauss was absent

There were present the following Management Representatives:

 Nelly Gordillo, Miami Management

1. **Approval of Minutes**

Harry makes a motion to accept the late submitted July 2015, minutes that was not approved for the previous month. Darren seconds, motion passes. Harry makes a motion to accept the August 2015 minutes, Darren seconds, motion passes.

1. **Treasurer’s Report**

As of 8/31 we have, in Banco Popular, $82,144.77, in Checking, $10,156.89 in savings, plus CD’s of $161,394.58 for total funds in Banco Popular of $253,996.24.  As of 8/31, in People Credit Union, we have $57,387.39 in Savings and CD’s of $30,441.06 for total funds in PCU of $87,828.45.  We earned $30.18 extra income, unexpected income of $0.00 and $0.00 in reimbursement income.  We have accounts receivables over 8.6K which includes $296.25 in legal fees, $13.21 in unit repairs and excludes violations in the amount of 1.2K.

 We have 1 property (Lot 95) in bank foreclosure and is not delinquent.  Lot 39 is on a payment plan and appears to be current.  The others represent approximately 2.5K of the delinquency amount.

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1. **Fines Committee Report** – Fines committee has no report.
2. **Architectural Committee Report** –
3. David Weber, Chairman of Arc committee resigned his chairman position, but remains on committee through a letter to board. Harry makes a motion to accept resignation as chairman and appoint Mary South acting chairman. Darren seconds, motion passes unanimously.
4. **Old Business**
5. Entrance project – New architect, Troy Ammons, has submitted a quote / proposal. Jose has a problem with indemnification clause and will work to clarify before approving.
6. Mailbox project- Harry has a problem with the plates and fasteners. We will contact vendor to discuss deviations from the agreement. Withholding final payment until issues resolved.
7. Speed humps- Will be installed the coming month along with sidewalk repairs.
8. Violations- Nelly sent list of all violations. Fining lot #17 due to many infractions and lack of response.
9. Fence issue with lot #37- Homeowner has not responded as of this meeting. Nelly to send notice of deficiency.
10. **New Business**
11. At&t installing fiber optics.
12. Lot #21 submitted a 6 month payment plan to get current on outstanding HOA fees. Board approves.
13. Budget- Harry submitted new budget for approval. Keeping HOA fee at $70 a month. Letter with budget plan mailed to all homeowners for a vote next month.

1. **Open Forum - none**
2. Lot #33, Eugene Smith attends. Homeowner request 1 shade deviation from color of roof which was disapproved by Arc committee. Requesting use of SW6304 color number, which is one off from the approved. Darren makes a motion to accept, Jose seconds. Motion passes. Will update color palette to include approved color.
3. **Adjournment**

Jose adjourned the meeting at 8:40 pm

Our next meeting will take place on Monday, October 19, 2015, at the Dunkin Donuts 9901 Pines Blvd in Pembroke Pines.

Respectfully Submitted,

Darren Atinsky

Secretary

Estates of Tanglewood Lakes Homeowners Association