

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for December 8, 2021

The Meeting of the Board of Directors was held on December 8, 2021, via zoom. 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, Audrey Carballo, and Harry Stevens

The following guests were present:

Doreen Smalls and Sandra Spence

The following Miami Management representative was present:

Nelly Gordillo, CAM.

I. **Call to Order**

Audrey called the meeting to order at 7:01 pm.

II. **Approval of Minutes**

Harry Stevens motioned to have October 2021 minutes approved and it was seconded by Audrey Carballo.

October 2021 minutes were approved.

Jose will send November and December minutes to Jessica Castro after the call.

III. **Treasurer's Report**

Harry presented the following report:

As of 10/31 the account in Banco Popular has a balance of \$134,013.29, in Checking, \$122,849.31 in savings, plus CD's of \$165,715.72 for total funds in Banco Popular of \$422,578.32. In We Florida Financial, the balance is \$82,455.48 in Savings, for total funds of \$505,033.80. We earned \$75.72 extra income, unexpected income of \$85.27 and \$0.00 in reimbursement income. We have accounts receivables over \$3K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about \$1.5K. The total amount for possible collection is about \$1.5K dollars.

IV. **Old Business**

a. **Entrance Project Update:**

Nelly spoke with Richard, the general contractor, and he said that he received a response on the environmental. They approved it and now the documents need to be picked up and sent back the city. This will be the second time the report is sent to the City, contractor does not expect any major changes, probably minor changes if any. He is certain that he will be able to address any minor changes. Contractor expects that everything should be ready by January to start construction.

b. **Violations:**

Nelly has not been able to process any violations in the last couple of weeks since she was traveling. She will resume in January. Normally in December, violations are not sent out unless they are very egregious. Nelly was able to speak with Linda about the Fines Committee. Linda declined. The Committee currently has Doreen Small and Marjorie Samerson. There needs to be at a minimum of three members, therefore one more member is needed. Jose asked if spouses could participate, and Nelly confirmed that spouses could not.

c. Pressure Cleaning:

Nelly has not able to check yet since she returns to work on the 9th. She was uncertain if the contractor completed the gate. Jose stated that the contractor didn't do the roof of the gate house. Harry questioned if the gatehouse was included in the contract. Jose and Nelly confirmed that it was. Harry says that the contractor sprayed the door with caustic chemical to peel the paint but has not pressured cleaned the gate house since there are bug nests visible all over the house. Jose took pictures to demonstrate that contractors did a poor job. The rust remover used by contractor worked poorly. Jose used a rust remover purchased in Home Depot and showed Harry the difference. Pictures also demonstrate where they didn't pressure clean well and there are areas of streaks of mold on the sidewalks. Jose will send Nelly the pictures to demonstrate the poor job completed. Nelly will follow-up with Hartsel. Audrey asked if they had been paid yet and Nelly confirmed that they had not been paid yet.

c. Restripe Speed Bumps:

Harry asks if Nelly looked into getting someone for the restriping of speed bumps. Nelly states that Miguel Lopez, company used in past, is closing. She will have to research other options. Nelly says that there is another company that has been awarded a few jobs and so far, are working out well. She will call and get an estimate. Nelly also affirms that many of the workers in the new company used to work with Miguel Lopez.

d. Gate system cards/clickers limitation:

Harry would like the board to come to a decision in reference to the cards/clickers limitations. He would like everyone to think about for the next meeting. We might have to upgrade the system if its with chip or a new system. It was decided that it will be discussed in the February meeting. Nelly wanted to know how much was currently being used. The system can hold 250 phones and 260 cards/clickers. There are 155 cards and clickers unassigned and not associated with a lot number. We are getting to the limit especially since some residents leave and don't return them. Harry will have more accurate information for next meeting.

V. New Business

a. Annual Meeting:

Nelly asked if the board would like to meet for the annual meeting at the Dunkin Donuts so that she can make the reservation and what time. Jose moves to have the meeting moved to 6:30pm to accommodate the store hours and that the meeting is not rushed. Harry agrees. Audrey seconds. Nelly will reserve from 6pm to 8pm. The meeting will start at 6:30pm.

b. Warranty on UPS:

Harry states that the UPS at gate house was acting up and he went through the warranty process. They sent him a new UPS and he has installed it.

VI. Open Forum

Sandra was concerned with the progress of the entrance project and was content that construction should commence in January. Jose suggests a possible groundbreaking celebration. Audrey thinks it is good idea and suggests that Sandra included it in the newsletter. Harry suggests that there be video that can be sent to the homeowners. Audrey says that we can use the opportunity to recruit new members for the committees.

Harry says that Volo needs to be updated for the new residents in lots 103 and 14. Harry asks if owners of lot 103 will be using the property as a rental or are they moving across the street. Nelly is uncertain and she will ask them.

VII. Adjournment

With no further business to be discussed, Harry motioned to adjourn the meeting. Jose seconded. Meeting was adjourned at 7:28 pm.

Respectfully Submitted,
Audrey Carballo
Vice President/Interim Secretary
Estates of Tanglewood Lakes Homeowners Association