

# Tanglewood Lakes Community Tales

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July 2009

Website: [www.eotlakes.com](http://www.eotlakes.com)

Email: [eotlhoanews@eotlakes.com](mailto:eotlhoanews@eotlakes.com)

Residents, we've received a couple of inquiries about living in our community that we are attempting to answer here. We are happy to hear from you and hope that the newsletter is providing you with the news you are looking for.

## What is meant by a foreclosure by the association?

The Home Owner Association is a non-profit business that ensures that the community is maintained and adheres to our governing documents and applicable Florida Statute. When a homeowner fails to pay the monthly assessment, the association will pursue lien and possible foreclosure. We are required to notify the delinquent owner by several methods to collect the outstanding payment. When the homeowner fails to pay, we send the account to our attorneys and have them place a lien against the property for the amount(s) including the Assessment, late fee, interest, and now legal fees owed to the association.

The notice of lien requires a forty-five day period for the homeowner to pay the amount due to the association. If at the end of the forty-five days the account has not been paid in full, the association notifies the homeowner in writing of its intent to foreclose the lien. The homeowner has another forty-five days to pay. Once the second forty-five days have past, the association will file for foreclosure and force the sell of the home or take title to the home and evict the occupants. The mortgage, insurance and property tax then become the responsibility of the association. The association can rent or sell the property to satisfy the mortgage. Properties in our community currently in this situation have been in arrears for over two years.

## What about clickers or access card keys that were not checked last week? What does that mean for the residents?

The association currently has over eleven hundred cards and clickers in the gate system and we do not know which residents they belong to. Some have been given to friends, service companies and extend family members and the association has no way to know this unless we check everyone coming into the community over several days and evenings. We are scheduling other days to continue collecting the number on the cards and clickers.

What this means to the residents is the association will have a better idea of who is coming and going in our neighborhood. In addition, we can use this information when we have gate incidents to help identify the person(s) around the gate at the time of the incident to see if they witness anything that will help the association and police identify the person(s) that cause the gate incident and the association can recoup the cost the gate repair.

## **Community Maintenance**

The front gate speaker and microphone are being updated so it will be easier to hear the people calling at the gate. Additionally, one of our cameras is being repaired and moved. Our front gate foliage is in the process of being updated.

We had one gate incident in the month of June.

How do you like the new signs? Our front entrance is looking better and better. Updates on more signs will follow.

Our sidewalk project has begun. All those uneven spots that we're afraid we'll trip over are being ground down to the same height and blended together.

## **Resident News**

Congratulations to Andre and Shaena Womack. Andre is currently serving his country in the U.S. Army completing his Basic Training at Fort Jackson, South Carolina and is assigned in Baltimore, Maryland during his Advance Training as a Power Generator

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Mechanic. Shaena graduated from William T. Mcfatter High School and will be attending Jacksonville University in August majoring in pre-medicine.

## **President's Message**

May I begin by saying that my door is usually open to our residents and their concerns. If it is something I can discuss with you I will do my best to offer any advice that I am legally able to disclose. If I cannot discuss the issue with you please do not become angry, simply contact MMI or our Attorney for more advice. I cannot force our Attorney or MMI to contact you; I can only advise you to put it in writing (e-mail or letter form) and send it out. This way you are covered in case the issue rears its ugly head. The same goes for complaints about our community, vendors, neighbors, attorney, and management company or property manager. The one thing I will ask you to do is when you are done with your complaint, please offer a solution that you feel will correct the issue.

Thank you for your time,  
David Weber, President

## **Board meeting recap**

Although brief in minutes, June's meeting was chocked full of information. Harry gave his treasurer's report.

The dividers at the front gate are still being discussed. There's more information that needs to be gathered before the BOD makes a decision.

On a personal note from the secretary: Our residents are reminded that June is the start of Hurricane season. Please refer to our HOA Hurricane Plan on the EOTL website.

To read a copy of the minutes of this meeting, look for them on the [www.eotlakes.com](http://www.eotlakes.com) website, after board approval scheduled July 20th.

## **Treasurer's Report**

As of May 2009, there are \$20,798.68 in Checking, \$22,435.58 in savings and a total of \$145,802.74 in reserve.

As of 3/31/09 we have approximately \$119,397 in Banco Popular with the rest in CDARs. The FDIC insurance has been raised to 250K and extended to Dec 31, 2013.

We have five properties in various stages of bank foreclosure and four that are in association foreclosure. These nine lots represent approximately twenty thousand of the delinquency amount.

Regards,  
Harry Stevens, Treasurer, EOTL

If you are interested in the full treasurer's report, please visit the homeowners' website.

**The Home Owners Association Board** meets on the third Monday of the month.

All homeowners are invited to attend.

The next meeting will be held Monday, June 20th, at:

Florida Bible School  
9300 Pembroke Road  
Miramar

The meeting is held in the cafeteria located on the west side of the school grounds

## **Your Home Owners Association (HOA)**

### **Board members:**

Dave Weber, President  
Jose Ockerman, Vice-President  
Harry Stevens, Treasurer  
Audrey Carballo, Secretary  
John Napoli, Member at Large  
Linda Elizalde, Member at Large

### **Property Management company:**

Miami Management, Inc. (MMI)  
1145 Sawgrass Corporate Parkway  
Sunrise, Florida 33323  
Nelly Gordillo, CAM  
Email: [Ngordillo@miamimanagement.com](mailto:Ngordillo@miamimanagement.com)