

## Meeting Minutes for Homeowners Association at Westwood Lakes, Inc., The

Meeting Type	Board
Meeting Date	07/10/2017
Location	Upper Tampa Bay Library
Attendees	Susan Rose, Sheryl Gomes, Walt Pilat, Linda Jones Bailes and Elizabeth Isbell
Called To Order	7:00 pm
Minutes Approval	Motion by Walt Pilat and second by Linda Jones Bailes to approve the June 2017 Board of Directors Meeting Minutes as presented. All in favor. Motion carried.
President's Report	By motion from Susan Rose and Linda Jones Bailes a new director was appointed to fill Kristin Neal's unexpired term on the Board. The new director is Elizabeth Isbell. All in favor. Motion carried.
Treasurer's Report	Treasurer, Walt Pilat, presented the following:

Operating Account Balance - \$260,853.34

Reserve Account Balance - \$506,219.46

Accounts Receivable - \$6,015.34

- 2 Accounts owe more than one assessment
- 8 Accounts owe one assessment

Expenses for the year are under budget by \$19,886.24

Collection Review

- 8 accounts are on attorney status
- 6 lender foreclosures
- 0 HOA foreclosures
- 1 bankruptcy filing
- 1 non-payment of assessments or liens

Unfinished Business After a lengthy discussion, a motion was made by Susan Rose authorizing Linda Jones Bailes to go back to the Association's attorney for an opinion as to what guidelines regarding rentals can be placed in the

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Association's rules without a formal vote of the owners and subsequent amendment to the governing documents. The motion was seconded by Walt Pilat. Linda Jones Bailes, Walt Pilat and Elizabeth Isbell voted in favor of the motion. Sheryl Gomes and Susan Rose voted against the motion. Motion carried.

By general consensus the Board would like further information from the Association's attorney as to how to prevent Air BnB and Short Term Rentals in their rules.

After a lengthy discussion the Board authorized Linda Jones Bailes to obtain a written legal opinion from the Association's attorney that specifically addresses street parking in Westwood Lakes relative to the language in the Association's rules and governing documents.

#### New Business

By motion from Susan Rose and second by Walt Pilat the estoppel resolution was passed to allow Resource Property Management to complete estoppels on behalf of Westwood Lakes in compliance with the new estoppel law passed July 1, 2017. All in favor. Motion carried.

By motion from Walt Pilat and seconded by Sheryl Gomes the proposal from Brightview to remove dead pine trees throughout the property was approved. All in favor. Motion carried.

#### Action Items

Manager Moran will obtain Westerman's new fee schedules for estoppels/delinquent payoff letters relative to the new estoppel law.

Manager Moran will draft a report for Brightview to submit to the Board each week.

#### Next Meeting Date

Time Adjourned 8:35 pm