

Homeowners Association at Westwood Lakes, Inc.
BOD Meeting Minutes
Upper Tampa Bay Library
June 12, 2017

The meeting was called to order by Susan Rose at 7:00 PM and was properly noticed.

Attendance: Board members in attendance were Linda Jones Bailes, Pam Hazel, Julie Inman, Susan Rose and Walt Pilat. Kelly Moran was present from Resource Property Management.

Meeting Minutes: The minutes from May were approved as corrected with a motion by Susan Rose, a second by Sheryl Gomes and a unanimous vote.

Treasurer's Report:

Financial Report:

Operating Account: \$274,490.12

Reserve Fund: \$501,447.84

Accounts Receivable: \$7,923.84

2 accounts owe more than one assessment

15 accounts owe one assessment

Collections:

- 7 accounts are in attorney review status
- 5 Lender Foreclosures
- 0 HOA Foreclosures
- 1 Bankruptcy filing
- 1 non-payment of assessments or liens

Action Items:

Walt Pilat made a motion to move \$200,000.00 into a CD at Bank United, to get a better rate of return. The CD is for 18months at 1.45%. The motion was seconded by Pam

Hazel and passed unanimously.

Walt Pilat made a motion that he be allowed to be a signer for financial documents. The motion was seconded by Pam Hazel and the vote to approve was unanimous

Pam Hazel made a motion to accept the Treasurer's report. The motion was seconded by Linda Jones Bailes and passed unanimously.

Enforcement & Fining:

1. Lot 4037: Torn lanai screens need to be repaired or replaced. Homeowner has received the last letter before fining. A motion was made by Pam Hazel to begin the fining process. Motion seconded by Linda Jones Bailes and passed with Pam Hazel, Linda Jones Bailes, Susan Rose voting yes and Julie Inman and Walt Pilat voting no.

Unfinished Business:

1. A quote for curbing repairs from Viking Curbs for \$696.00. Bright View is to be billed for their share in the repair, and half of the trip charge, as they damaged some of the curbing. The motion to approve was made by Linda Jones Bailes, seconded by Julie Inman and the vote passed unanimously.
2. Susan Rose made a motion to accept a proposal from Bright View to apply Taurus Trio to WWL Boulevard for fire ant control. The amount of \$3,193.20 is roughly \$1000 cheaper than using Top Choice. The motion was seconded by Pam Hazel and the vote to approve was unanimous.
3. A proposal for inoculation of the Canary Island palms against Texas Phoenix Palm Decline was presented. Susan Rose moved to approve the cost of \$1560.00 per quarter for a year. The motion was seconded by Walt Pilat and all voted to approve with the exception of Linda Jones Bailes. The motion passed.
4. A motion was made by Pam Hazel to remove the dead Canary Island palm on the boulevard at a cost of \$250.00. The motion was seconded by Susan Rose and all voted to approve with the exception of Linda Jones Bailes. The motion passed.
5. A motion was made by Susan Rose to allow Bright View to fix irrigation issues on site up to the amount of \$500.00. It is taking too long to get irrigation issues resolved. The motion was seconded by Pam Hazel and

- all voted to approve with the exception of Linda Jones Bailes. The motion passed.
6. Linda Jones Bailes reported on her conversation with Marielle Westerman regarding renting of homes in Westwood Lakes. We are waiting on a written document from the attorney to discuss/decide on any further action.

New Business:

1. A proposal from AAA Equipment Supply for replacement of the battery backup and controller for the Sawgrass entry gate was presented. A motion to approve the \$796.68 charge was made by Pam Hazel, seconded by Julie Inman and passed unanimously.
2. Two community members showed interest in the open Board position. They were invited to send in a bio to Susan Rose for consideration by Board members at the July meeting.

Adjournment: The meeting was adjourned at 8:50 PM.

Next Meeting: July 10, 2017

Submitted by Pam Hazel, Secretary