

The Homeowners Association at Westwood Lakes, Inc.  
Annual Meeting Minutes  
November 8, 2011  
Bayanihan Cultural Center  
14301 Nine Eagles Drive, Tampa, FL 33626

**CALL TO ORDER/ESTABLISH QUORUM:**

The meeting was called to order at 7:10 PM by Linda Jones Bailes. The roll call identified the Board members present as: Walter Pilat, Chuck Fuller, Pam Hazel, Tim Delikat, Suzy Jackson and Michelle Cardenas as well as Community Association Manager, Bette Weseman. A quorum of 67 owners, in person or by proxy, was present. The meeting was properly noticed.

**APPROVAL OF THE MINUTES:**

By motion made by Chuck Fuller and seconded by Pam Hazel, the minutes were approved without reading. The vote to approve was unanimous.

**RECOGNITION OF COMMUNITY VOLUNTEERS:**

President Bailes invited community members to stand who had attended meetings in the past and they were recognized with applause. She also encouraged more homeowners to attend the meetings.

Volunteers to the Lakes Committee were recognized with certificates and thanked for all their hard work. Included were Marianne Beck, Vaden Bessent, Michelle Cardenas, Robert Casar,, Paul Couture, Jackson Fox, Pam Hazel, William Monroig, Barbara Montagnino, Marisa Morris and Ronald Spoor. Volunteers for the ACC Committee, Scott Wilson and Martin De Bruin, were also recognized.

**REPORTS:**

President Bailes spoke briefly as President. She reminded the audience how badly we need volunteers, especially for Compliance Committee work, the Activities Committee and the Hearing Committee.

The community was updated on BOD accomplishments in the past year. Chuck Fuller gave information on the Landscape Committee, Walter Pilat on the Lakes Committee and Pam Hazel on the ACC Committee.

Major Achievements: ACC Guidelines updated, Fining Process documented, new color wheel implemented, new Reserve study reviewed which will again be fully funded and a new Landscape contractor chosen, just to name a few. As an added highlight, no increase in HOA assessments are scheduled for the upcoming year.

**TREASURERS REPORT:**

Tim Delikat, our Treasurer, reported on the community financial picture. He thanked Resource Property Management for providing financial reports in a very timely manner. As of the November financial report, we are under budget by \$33,402 with a Reserve Balance \$501,523. Twenty-one homeowners owe more than one assessment and 94 owe one payment. Twenty-eight homes are with attorney review. Many are going to the final hearing in the near future. Tim also gave brief updates on the Reserve Study, Financial Statement Audit and the Annual Budget.

#### LAKES COMMITTEE REPORT:

Walter Pilat updated homeowners on the erosion issues, lake plantings and the Bio Mass project to protect areas between homes where mowers and other vehicles need to have access to the lakes. He also explained that our Reserve Study has provisions to care for our lakes over the next 30 years.

#### ACC COMMITTEE:

Pam Hazel presented the new color wheel and talked about the process for making changes to our homes. Questions and favorable feedback were taken from the audience. It was suggested that the list of approved colors be added to the website.

#### LANDSCAPE COMMITTEE:

Chuck Fuller updated homeowners on One Source and the selection process we used to contract with them. He also discussed some details of the plan for the Memorial Park that is being designed for the community. Chuck also mentioned that the tree on Westwood Lakes Blvd. will likely die and we are trying to find the driver of the car that hit it in order to get insurance to replace the tree.

#### ELECTION:

No nominations for the two open BOD positions were made from the floor. As previously announced, Michelle Cardenas and Linda Jones Bailes were running for the two positions. Votes were turned in and a motion was made by Stuart Berney, from the floor, that we accept the two positions as filled as there was nobody else running. This was seconded by Scott Wilson and the vote of the meeting was unanimous to approve. Linda Jones Bailes and Michelle Cardenas were re-elected to the BOD for another 3 years.

The vote to move excess funds from 2011 to next year's budget passed with a motion to accept from the floor, seconded by a Board member and passed by a unanimous show of hands, 72 for and 0 against.

The meeting was adjourned at 8:55PM by a motion from Suzy Jackson, a second by Pam Hazel and a unanimous vote.

Submitted by Pam Hazel, Secretary