

Homeowners Association at Westwood Lakes, Inc.
BOD Meeting Minutes
Upper Tampa Bay Library
April 11, 2016

The meeting was called to order by Sheryl Gomes at 7:07 PM and was properly noticed.

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

Meeting Minutes: The minutes from March were approved with corrections, with a motion by Susan Rose, a second by Walt Pilat and a unanimous vote.

Treasurer's Report:

Financial Report:

Operating Account: \$244,511.75

Reserve Fund: \$501,459.44

Under budget for year by: \$4853.38

Accounts Receivable: \$10,093.25

6 accounts owe more than one assessment

4 accounts owe one assessment

Collections:

- 15 accounts are in attorney review status
- 12 accounts are in foreclosure from lender institutions
- 0 account is in HOA foreclosure
- 2 Non-payment of assessments or lien

Collection Matters:

Lot 06013: \$1460.65 is owed. Walt made a motion to pursue a rental demand from the tenant and homeowner. The motion was seconded by Linda Jones Bailes and the vote to pass was unanimous.

Sheryl Gomes made a motion to approve the Treasurer's report, Linda Jones Bailes seconded the motion and it passed unanimously.

E&FP Candidates:

Lot 7005: Sidewalk still not cleaned. Hearing Committee meeting will be scheduled to confirm or reject fining of \$50 per day.

Old Business: None.

New Business:

1. A noise complaint was brought to the attention of the BOD. A motion was made by Pam Hazel to let homeowners work with HCSO to mediate the issue. The Homeowners Association takes no position in this matter. The motion was seconded by Susan Rose and the vote passed unanimously.
2. Five bids for walking trail repairs were presented. Walt Pilat made a motion to accept the Parking Lot Services bid, the motion was seconded by Pam Hazel and the motion passed with all voting yes and Sheryl Gomes voting no.
3. A sod proposal for \$750.00 was presented. Walt made a motion to accept the proposal, the motion was seconded by Susan Rose and passed with Pam Hazel, Walt Pilat, Susan Rose, Kristin Neal voting yes and Linda Jones Bailes and Sheryl Gomes voting no.

Management Report:

1. Pine straw and annuals will be installed the week of April 11th.
2. Proposals for Coral Berry and Tarflower entrances have been requested from Bright View as well as a quote for a root barrier along the walking trail.

Adjournment: Susan Rose made a motion to adjourn the meeting, Kristin Neal seconded the motion; and the motion passed unanimously. The meeting adjourned at 9:00 PM.

Next Meeting: May 9, 2016

Submitted by Pam Hazel