

**Homeowners Association at Westwood Lakes, Inc.**  
**BOD Meeting Minutes**  
**Upper Tampa Bay Library**  
**December 11, 2017**

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

**Attendance:** Board members in attendance were Rosemary Jassoy, Pam Hazel, Sheryl Gomes, Susan Rose, Elizabeth Isbell and Walt Pilat. Julie Scholz was present from Resource Property Management.

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

**Treasurer's Report:**

**Financial Report:**

Operating Account: \$258,750.38

Reserve Fund: \$525,519.57

**Accounts Receivable:** \$8259.09

3 accounts owe more than one assessment

12 accounts owe one assessment

Expenses for the year are under budget by \$31,341.68

**Collections:**

- 10 accounts are in attorney status
- 8 Lender Foreclosures
- 0 HOA Foreclosures
- 1 Bankruptcy filing
- 1 non-payment of assessments or liens

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

**E&FP:** Susan Rose made a motion to move Lot #4037 to next steps of the fining process. A second was made by Rosemary Jassoy and the motion passed

unanimously. Linda Jones Bailes will chair the Hearing and Fining Committee to discuss next steps in the process.

### **Management Report:**

1. November financials were not ready for the meeting.
2. 2018 Maintenance Assessments are being prepared for mailing.
3. Paint color additions will be added to color wheel by end of the year. We will need 2 more color wheel books and the colors should be loaded into OneSource. Julie will work on this.
4. Bright View wants to charge \$125 per tree for removing pine trees. Previous price was \$100 each. Walt Pilat made a motion not to pay more than \$3000 to remove the 29 pine trees. The motion was seconded by Susan Rose and passed unanimously.

### **Unfinished Business:**

1. Legal opinions on rentals and parking. Pam Hazel and Rosemary were appointed by Sheryl Gomes to research possibilities/ramifications of developing rental guidelines for the community. ACC is to consider how to develop parking documents according to guidance from the attorney.
2. Need to check if there are other contract management companies, besides OLM, who would work with a landscaper. Julie Scholz does not know of any.
3. Linda Jones Bailes will be chairperson of the Hearing and Fining Committee.

### **New Business:**

1. Board Orientation date discussed. Julie Scholz will work on availability dates for the group after the holidays .
2. Homeowner requested reimbursement for tree damage. A motion to deny the request was made by Pam Hazel, seconded by Susan Rose and passed unanimously. Julie Scholz to send a brief letter to homeowner.

**Adjournment:** The meeting was adjourned at 8:37 PM.

**Next Meeting: January 8, 2018. Subsequently changed to January 16, 2018.**

**Submitted by Pam Hazel, Secretary**