

**Homeowners Association at Westwood Lakes, Inc.**  
**BOD Meeting Minutes**  
**Upper Tampa Bay Library**  
**March 13, 2017**

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

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

**Meeting Minutes:** The minutes from February were approved with a motion by Linda Jones Bailes, a second by Julie Inman and a unanimous vote.

**Treasurer's Report:**

**Financial Report:**

Operating Account: \$266,114.17

Reserve Fund: \$496,673.71

Under budget for year by: \$12,914.01

**Accounts Receivable:** \$10,472.94

4 accounts owe more than one assessment

22 accounts owe one assessment

**Collections:**

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

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

**E&FP Candidates:** None.

## **Management Report:**

1. Board member training will be held at Resource Property Management on April 17<sup>th</sup>.
2. The April Board meeting will be moved to April 3 due to a scheduling conflict. OLM will present their landscaping management plan at that meeting.
3. 12555 Leatherleaf has changed their fence to shadowbox but still needs to replace their gates; 12712 Pepperpine has responded that they will change out the incorrectly installed fence.
4. Waiting on one more quote for community signs.
5. Kelly has arranged with Pacific Curbing to repair curbing damage when they are next in the area. We have been waiting on this repair for quite a long time!
6. Heidt Design completed and reported areas we need to rectify.

## **Unfinished Business:**

1. New front light fixtures need to have their bases repainted.
2. Grate on lake 23 needs to be cleaned out. Kelly will arrange this.
3. Need 2<sup>nd</sup> quote on signs. Kelly to request this.
4. Spring Fling date is now set for April 9<sup>th</sup>. Julie Inman will prepare a flyer to go out in next mailing. She needs volunteers to help out with the event! Spring Fling budget is \$1200.00

**New Business:** None

**Adjournment:** The meeting was adjourned at 7:59 PM.

**Next Meeting:** April 3, 2017

**Submitted by Pam Hazel, Secretary**