

Homeowners Association at Westwood Lakes, Inc.
BOD Meeting Minutes
Upper Tampa Bay Library
May 8, 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, Kristin Neal, Sheryl Gomes, Susan Rose and Walt Pilat. Kelly Moran was present from Resource Property Management.

Meeting Minutes: The minutes from April 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: \$294,599.42

Reserve Fund: \$503,061.99

Accounts Receivable: \$14,839.74

5 accounts owe more than one assessment

49 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

LOT #04025: Homeowner owes \$391.90, which includes 2 assessments, late fees and charges. Walt Pilat made a motion: If homeowner does not make payment by May 22nd, account will be sent to attorneys. Pam Hazel seconded the motion and the vote to approve was unanimous.

LOT #12028: Homeowner owes \$373.56, which includes 2 assessments, late fees and charges. Walt Pilat made a motion: If homeowner does not make payment by

May 22nd, account will be sent to attorneys. Pam Hazel seconded the motion and the vote to approve was unanimous.

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

E&FP Candidates: Lot #07005: Violation: Sidewalk needs to be pressure washed. Motion was made by Sheryl Gomes to move into E&FP. Motion was seconded by Kristin Neal and the vote passed unanimously, with Pam Hazel abstaining.

Management Report:

1. Kelly Moran to meet curbing company for quote on repairs.
2. Mitered end section repair has been completed on Lake 2. Heidt Design will be notified to come back to finish SWFWMD permits.
3. Motion by Linda Jones Bailes to leave the new lighting as is, second by Susan Rose and the vote passed with Pam Hazel, Susan Rose, Sheryl Gomes, and Kristin Neal voting yes and Walt Pilat voting no.
4. Kelly Moran following up with Hillsborough County monthly for repairs requested by our insurance.
5. Ticket issued to remove a gator in Lake 8 that appeared to be aggressive.
6. Work order issued to Hillsborough County to blow out street drains and then revised to include blowing silt out of outfalls to lakes. (14614-14616 Coral Berry, 12819-12821 Tar Flower, 12741-12739 Tar Flower, 12709-12711 Tar Flower)

Unfinished Business:

1. Basketball survey results from homeowners: 58 to change the rule and 133 to keep the rule as is, so basketball goals will be put away when not in use.
2. Linda Jones Bailes will speak with Marielle Westermann about guidelines for rental property in the community. All BOD members should provide any questions they have on the subject to Linda.

New Business:

1. Brightview management was in attendance to discuss issues and concerns. As a group, they seemed very willing to work with us to

improve service to Westwood Lakes. The branch manager will start attending our meetings to improve communications.

2. Susan Rose made a motion to work with Brightview and their management staff and not move forward with OLM (performance management contract) at this time. The vote was seconded by Kristin Neal and the vote to approve was unanimous.

Adjournment: The meeting was adjourned at 8:55 PM.

Next Meeting: June 12, 2017

Submitted by Pam Hazel, Secretary