

Homeowners Association at Westwood Lakes, Inc.
BOD Meeting Minutes
Upper Tampa Bay Library
September 12, 2016

The meeting was called to order by Susan Rose at 7PM 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 August were approved as corrected, with a motion by Linda Jones Bailes, a second by Susan Rose and a unanimous vote.

Treasurer's Report:

Financial Report:

Operating Account: \$258,367.10

Reserve Fund: \$478,456.45

Under budget for year by: \$7500.02

Accounts Receivable: \$10,662.08

4 accounts owe more than one assessment

23 accounts owe one assessment

Collections:

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

Collection Matters:

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

E&FP Candidates: None.

Management Report:

1. Complaints from homeowners about the Sawgrass hedges. Bright View is supposed to trim them. If the trimming causes problems, we will have to address it then.

New Business:

1. 2017 Operating and Reserve Budget Review took place. Budget will be presented to homeowners at the Annual Meeting in November. A motion to accept the budget was made by Walt Pilat, seconded by Susan Rose and the motion passed unanimously.
2. Pine trees on Leatherleaf—Complaint from homeowner that pine needles are getting in her pool screen. Dead pine trees will be removed around Thanksgiving. Susan Rose to inform homeowner.
3. Proposal for \$256.00 for a crepe myrtle to be replaced was approved with a motion from Walt Pilat, a second by Pam Hazel and all members voting to approve except Linda Jones Bailes, who voted no.
4. Proposal for \$7340.00 to improved flower beds at Osprey and Heron Cove was approved with a motion from Pam Hazel, a second by Sheryl Gomes and all members voting to approve except Linda Jones Bailes, who voted no.
5. A motion was made by Susan Rose to approve October 22 for the community garage sale. The motion was approved by Sheryl Gomes and the vote to approve was unanimous.
6. A motion was made by Susan Rose to approve October 30 for a Halloween Costume Parade. The motion was seconded by Sheryl Gomes and the vote to approve was unanimous.
7. A community reminder flyer was reviewed to be mailed out with the first notice for the Annual Meeting. After discussion, a motion was made to approve several changes to the wording by Pam Hazel. A second was made by Linda Jones Bailes and the motion was passed unanimously.

Old Business:

1. Kelly Moran was asked to follow up on the Bright View check for the damage to a homeowner's fence.
2. We suggested saving on paper/office charges from Resource by not having ACC and BOD documents printed in color. If we have the

original available from the homeowners in color, that will be sufficient.
Kelly agreed to this suggestion.

Adjournment: Susan Rose made a motion to adjourn the meeting, Sheryl Gomes seconded the motion; and the meeting was adjourned at 9:00 PM.

Next Meeting: October 10, 2016
Submitted by Pam Hazel