

**Homeowners Association at Westwood Lakes, Inc.**  
**BOD Meeting Minutes**  
**Upper Tampa Bay Library**  
**February 08, 2016**

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

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

**Meeting Minutes:** The minutes were approved as corrected with a motion by Susan Rose, a second by Walt Pilat and passed unanimously.

**Treasurer's Report:**

**Financial Report:**

**December 31, 2015 correction to Januarys report**

Operating Account: \$237,833.08

Reserve Fund: \$493,978.63

Over budget for the year by: \$4726.46

**January 2016**

Operating Account: \$293,873.27

Reserve Fund: \$497,182.69

Under budget for year by: \$18,523.86

**Accounts Receivable:** \$20,867.02

6 accounts owe more than one assessment

79 accounts owe one assessment

**Collections:**

17 accounts are in attorney status

- 14 accounts are in lender foreclosure (2 close & 2 to close Shortly)
- 0 account is in HOA foreclosure
- 1 Bankruptcy filing
- 2 Non-payment of assessments or liens

Susan Rose made a motion to approve the Treasurer's report, Kristin Neal seconded the motion, and the motion passed unanimously.

### **Committee's Report:**

1. Walt Pilat made a motion to approve \$1600.00 for Spring Fling budget. The motion was seconded by Kristen Neal and the vote passed unanimously.
2. Susan Rose made a motion to approve the Spring Garage Sale date for Saturday April 23. The motion was seconded by Sheryl Gomes and the vote passed unanimously.

### **E&FP Candidates:**

**Lot 18010:** A motion was made by Walt Pilat to send the 2<sup>nd</sup> E&FP letter. The motion was seconded by Sheryl Gomes and the vote to approve was passed unanimously.

**Lot 9004:** Motion was made by Linda Jones Bailes to levy a fine of \$50.00 per day and send the 1<sup>st</sup> letter. The motion was seconded by Kristen Neal and the vote passed unanimously.

**Lot 17036:** Motion was made by Kristen Neal to levy a fine of \$50.00 per day and send the 1<sup>st</sup> letter. The motion was seconded by Linda Jones Bailes and the vote passed unanimously.

**Lot 7005:** Motion was made by Walt Pilat to levy a fine of \$50.00 per day and send the 1<sup>st</sup> letter. The motion was seconded by Susan Rose and the vote passed unanimously.

**Lot 7076:** Motion was made by Walt Pilat to levy a fine of \$50.00 per day and send the 1<sup>st</sup> letter. The motion was seconded by Linda Jones Bailes and the vote passed unanimously.

### **Old Business:**

1. Response needed to ABM regarding final landscaping bill our offer of \$1000 was countered for \$2500. Linda Jones Bailes made a motion that we counter their offer for \$1500 no one second and the motion died. Susan Rose made a motion to counter for \$2000 no one second and the

- motion died. Walt Pilat made a motion to counter for \$2500 no one second and the motion died. Susan Rose made a motion to counter at \$2000. The motion was seconded by Linda Jones Bailes and the motion passed with Susan Rose, Sheryl Gomes and Linda Bailes vote for and Walt Pilat opposing.
2. Walt Pilat made a motion to accept proposal from Muyan Painting Services bid for the front entrance wall and the village in the amount of \$4950. The motion was seconded by Susan Rose and the vote passed unanimously.

**New Business:**

3. Susan Rose made a motion to accept to accept estimate from Pacific Curbing for \$2948 slate roller style with color to be later approve by the board. The motion was seconded by Kristen Neal and the vote passed unanimously.
4. Susan Rose made a motion to approve lighting contract for \$3212.57 make necessary repairs and to change to LED and with 3 year warranty. The motion was seconded by Linda Jones Bailes and the vote passed unanimously.
5. Susan Rose made a motion to table upgrades to Sawgrass & Deer Run Village Entrances. The motion was seconded by Linda Jones Bailes and the vote passed unanimously.

**Adjournment:** Susan Rose made a motion to adjourn the meeting, Kristen Neal seconded the motion; and the motion passed unanimously. The meeting adjourned at 8:45 PM.

**Next Meeting: March 14, 2016**

**Submitted by Sheryl Gomes**

