

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Farnell Middle School Media Center
January 10, 2012

Call to Order/Establish Quorum:

President Linda Bailes called the meeting to order at 7:00 PM. Present were Linda Jones Bailes, Tim Delikat, Suzy Jackson, Pam Hazel, Michelle Cardenas and Walter Pilat. Bette Weseman, our community manager, was present as were several residents. The meeting was properly noticed and a quorum of Directors was present.

Approval of Minutes:

The December meeting minutes were approved with corrections by motion of Michelle Cardenas and a second by Linda Jones Bailes. The motion was approved unanimously.

President's Report:

Mr. Alan Baum, from RPM, did an introduction to One Source for the Board and homeowners.

Treasurer's Report:

Tim Delikat reported on the financial status of the community. We are under budget by \$19,362. The ending operating cash balance is \$97,812 and the reserve cash balance is \$502,197. Eighteen homeowners owe more than one assessment and twelve owe one assessment. Twenty nine of these accounts are in attorney status, with twenty one of them being bank foreclosures. Three of them are HOA foreclosures and five are for non-payment of assessments and have had liens placed.

Delinquent Accounts:

1. Lot 04004: The Homeowner currently owes \$372.54 which includes the January 2012 assessment. Due to financial hardship per letter from homeowner, a request is being made to extend the payment plan. Motion by Tim Delikat is as follows:
 - a. Payment of \$181.54 for October assessment and pre-lien letter fee will be made by January 31, 2012.
 - b. Due to financial hardship, waive late fees of \$50 for July assessment (paid 8/2/2011) and October assessment.
 - c. Payment of \$141 for January assessment will be made by March 15, 2012.
 - d. No late fee will be charged for January 2012 if amount of \$181.54 is paid by January 31A second to the motion was made by Michelle Cardenas and the vote to approve was unanimous.
2. Lot 02024: Homeowner currently owes \$3,438.32 plus legal fees. Homeowner is in lender foreclosure with little activity over the past year. As homeowner is

deceased, the final accounting for the estate was due by 12/2/2011 but has not been filed as of this point. There have been numerous complaints about the status of this home. Tim moved to approve Westerman, White and Zetrouer to schedule a Case Management Conference on account 02024 in an effort to move the lender foreclosure along. The motion was seconded by Pam Hazel and the vote to approve was unanimous.

3. Lot 04017: Homeowner recently made the 6th and final payment per approved payment plan. Our attorney has sent the final payment to Resource Property Management so this account is considered paid in full.

Additional Note: Final Summary Judgement is due on the Corkwood property so that should be resolved soon.

Linda Jones Bailes made a motion to accept the Treasurer's Report. The motion was seconded by Pam Hazel and the Treasurer's report was accepted by a unanimous vote.

Manager's Report:

1. The holiday lights are down and are currently being kept by Evergreen Landscape until we decide what to do with them.
2. The sidewalks have been pressure washed.
3. We received a quote for \$30.20 from One Source to spray weeds and treat fire ants at Lot 02024. Motion to approve was made by Linda Jones Bailes and seconded by Pam Hazel. The vote to approve was unanimous.
4. We need a storage shed for community items, the Christmas lights and anything else we have stored at various places. Bette will get a quote on cost of a storage area near the community.
5. Walt Pilat asked for dates for HOA conferences that Board members could attend in the area. Bette said the Becker and Poliakoff is going to be held on Feb. 17, 2012. She will let us know about other conferences and their dates.
6. Violation Status of repeat violations was discussed:
 - a. Homeowner at 14703 requested extension of his violations as he is undergoing extreme financial hardship. A motion to extend his fining for 30 days was made by Linda Jones Bailes and seconded by Suzy Jackson. Vote to approve was unanimous and Bette will inform homeowner.
 - b. Other delinquent homeowners' names on the list can be forwarded to the Fining Committee.
7. New paver installations at 12711 and 12713 Tar Flower were discussed. It seems both homeowners installed more pavers in a larger area than they indicated on their applications.
 - a. 12713 Tar Flower – Linda Jones Bailes made a motion that the homeowner should be asked to restore the yard/property to the condition depicted in the original ACC application. This motion was seconded by Suzy Jackson and the vote to approve was unanimous.
 - b. 12711 Tar Flower – The discussion on this house was tabled until another observation and measurement could be taken of the extended driveway. A

motion was made by Linda Jones Bailes to send a letter to the homeowner pending measurement of the driveway. The motion was seconded by Pam Hazel and the vote to approve was unanimous.

Homeowners are allowed to extend the driveways 12 inches on each side. It appears homeowners have increased their driveways more than this. Pam and Suzy to measure both driveways before any letters are sent to homeowners.

Additional Note: After the meeting further research indicated the above statement is not true per Hillsborough County. Our legal counsel was consulted and we were advised to send a letter to these two homeowners indicating we would come out to the property to measure the driveways to make sure they matched the applications submitted to the HOA.

Old Business:

1. Two bids were received to prepare a rendering of the Memorial Park Area. A motion to approve the bid from Valley Crest at a cost of \$750 was made by Pam Hazel and seconded by Linda Jones Bailes. The vote to approve was unanimous. Bette Weseman informed us that the timeline would be:
 - a. January BOD to approve quote for drawing.
 - b. February BOD meeting to approve plans and management to go out for bid on work
 - c. March BOD meeting to approve vendors for asphalt path construction, etc.
 - d. April – work begins on the Memorial Park/walk area.

New Business:

1. Members of the Fining Committee were discussed. All were checked against the Property Manager's list of violations over the past 10 months. Anyone with repeated or flagrant violations would not be included on the Committee. A motion was made by Linda Jones Bailes and seconded by Suzy Jackson to approve the following 5 Committee members: Alice Pandolfi, Gil Pandolfi, Joe Couto, Marie Barker and Christine Paeplow. Vote to approve passed with a vote of 5 to 1, with all members voting to approve and Tim Delikat opposing. We still need additional members of the Committee. Mr. David O'Malley volunteered to participate as well.
2. Linda Jones Bailes mentioned we need an independent chairman of the Fining Committee. She will approach Alice Pandolfi.
3. Pond infrastructure work quote discussed in the Lakes Committee section.
4. A motion was made by Suzy Jackson to approve the cover letter for approved ACC applications. This was previously approved by the ACC to be brought to the Board for approval. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous. This letter informs homeowners that

when we receive notice their work is completed, an inspection will take place by members of the ACC or BOD for final approval.

COMMITTEE REPORTS:

Lakes Committee:

1. Walt Pilat reported that there was an opening cut near lake 21 for access to bank repair work. This opening has allowed trucks and other unauthorized vehicles to drive into the area, partying and dumping trash of various kinds. This is a serious problem that will destroy the beauty of the area. Walt Pilat made a motion to install a cable between two steel pylons to keep unauthorized folks out. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous. There will be a lock so that WWL authorized vehicles will be able to access the area. A second motion was made by Walt Pilat to authorize Bette to get the work done at a cost no greater than \$500. The motion was seconded by Suzy Jackson and the vote to approve was unanimous.
2. Winter cutbacks are underway.
3. A motion to have Bette contact Chuck Heidt to remove rocks that have fallen down into lake 2 at a cost not to exceed \$100 was made by Walt Pilat. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.
4. We received 3 quotes for pond inflow infrastructure work. Walt Pilat made a motion to accept the bid from Chuck Heidt, Waterflow Control and Tractor Service, LLC at a cost of \$5425. The motion was seconded by Tim Delikat and the vote to approve was unanimous.

Landscape Committee:

1. Winter cutback work is under way.
2. Pine straw is down but some areas are thin or were missed. OneSource is working on this issue.

ACC Committee:

1. **See New Business.**

At 9:18 PM, a motion to adjourn was made by Suzy Jackson and seconded by Linda Jones Bailes. The vote to approve was unanimous. The next meeting will be at Farnell Middle School on February 14, 2012.

Pam Hazel, Secretary