

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Farnell Middle School Library
January 14, 2013

Call to Order/Establish Quorum:

President Linda Bailes called the meeting to order at 7:00 PM. Present were Linda Jones Bailes, Tim Delikat, Pam Hazel, Susan Rose, Michelle Cardenas, and Walter Pilat. Jill Ellis, 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 as corrected by motion of Walt Pilat and a second by Tim Delikat. The vote to approve was unanimous.

President's Report: Report on a discussion at the ACC meeting about the future configuration of the ACC. The group likes the mixed membership of BOD members and members of the community. The group could go as high as 11 members which might be beneficial as we are now inspecting all finished projects to be sure they match the application that was approved. Should we invite 2 new members to join now so they can be finalized as members at the next Annual Meeting?

Treasurer's Report:

Financial Update: Tim Delikat reported on the financial status of the community. We are under budget by \$35,184. The ending operating cash balance is \$152,135 and the reserve cash balance is \$471,184. Seventeen homeowners owe more than one assessment and thirteen homeowners owe one assessment. Thirty-six accounts are in Attorney Status, with twenty-five in bank foreclosure, five in HOA foreclosure, two of these have filed bankruptcy and four have liens placed for non-payment of assessments.

Delinquent Accounts:

1. Lot 10010: Status of an HOA foreclosure. Homeowner currently owes \$1,897.70 plus unbilled legal fees. The hearing on Motion for Final Summary Judgement took place on August 22 with judgment in our favor for approximately \$3730.00. The Foreclosure Sale took place on January 4 and a 3rd party was the successful bidder in the amount of \$16,000. Our Association will be paid in full and does not have to worry about renting the home back to the homeowner.
2. Lot 04058: Approval of an HOA Foreclosure. Homeowner currently owes \$538.75 plus unbilled legal fees. The homeowner is contesting a Lender Foreclosure which is in beginning stages. The homeowner has not replied to any of the previous collection correspondence. Tim Delikat made a motion to approve our attorney to commence an HOA foreclosure on account 04058. The

motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.

3. Lot 07073: Status of Lender Foreclosure & HOA Foreclosure. The homeowner currently owes \$2,273.69 plus unbilled legal fees of approximately \$2,200. For the Lender Foreclosure, the lender has filed the Motion for Summary Judgment and will need to schedule a hearing (which could take a few months based on the back log of cases). In the HOA Foreclosure case, our attorney was getting ready to file the Motion for Summary Judgment which would take a few months also. Tim Delikat made a motion to place the HOA Foreclosure on hold to let the Lender Foreclosure be completed. Also, to advise our attorney to set the hearing date for the Lender's Motion for Summary Judgment.

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

Manager's Report:

1. An irrigation water pressure problem occurred on Leather Leaf. OneSource is taking care of it.
2. Following up on a claim with Hillsborough County for irrigation damage when the road was re-surfaced.
3. Sidewalk repairs being brought to the attention of Hillsborough County.
4. March Board meeting will be held at the Upper Tampa Bay Library.
5. Signs in the front of the community will be touched up/painted.
6. Scrubbing Bubbles will be pressure-washing the community sidewalks next week.
7. Christmas lights will be taken down this week.

Board Action Items/Any Committee Related Proposals:

1. Proposal for landscaping: \$983.00 for replacing bulbine in the bed near Tar Flower and WWL Blvd. Irrigation needs to be re-done in the bed so the plants live this time. Grass will be planted in the front of the bed, making it a bit smaller, plus soil will be added to raise the bed so it does not stay so wet. Motion to approve was made by Pam Hazel, seconded by Susan Rose and the vote to approve was unanimous.
2. Proposal for landscaping: \$10,375.50 to re-do the landscaping at the front of the community. A motion to approve was made by Pam Hazel contingent on finding out how long the plants/trees are warranted and getting that information in writing. The motion was seconded by Susan Rose and the vote to approve was unanimous.
3. Proposal for landscaping: \$8,133.50 to create three new beds along Westwood Lakes Blvd. In review, the quote was missing some trees and was tabled until a revised quote is obtained from OneSource.

New Business:

1. Violations to Enforcement Transition Proposal: A motion was made by Pam Hazel that the fining process start 60 days after the first violation letter is mailed to a homeowner if there is no response with a plan to correct. Multiple letters will be sent in the meantime, but at 2 weeks prior to the 60 day mark, a final letter will be sent notifying the homeowner that the fining process will begin. The motion was seconded by Susan Rose. The vote passed with Pam Hazel, Susan Rose, Tim Delikat, Linda Jones Bailes, Michelle Cardenas voting for and Walt Pilat voting against.
2. Communication Proposal: This motion was tabled until next month due to time constraints.

Committee Reports:

Lakes Committee: No report.

Landscape Committee: No report.

Activities Committee: Meeting on January 27th to plan the calendar for 2013. Spring Fling plans to come later. Working on a plan for a Welcome Committee.

Adjournment: The meeting was adjourned at 9:05 with a motion from Pam Hazel, second by Michelle Cardenas and a unanimous vote.

Next meeting: February 11, 2013
Farnell Middle School Library