

Homeowners Association at Westwood Lakes, Inc.  
Board of Directors Meeting Minutes  
Farnell Middle School Library  
December 10, 2012

**Call to Order/Establish Quorum:**

President Linda Bailes called the meeting to order at 6:58 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 October meeting minutes were approved by motion of Pam Hazel and a second by Linda Jones Bailes. The vote to approve was unanimous.

**President's Report:**

1. Nothing reported at this meeting.

**Treasurer's Report:**

**Financial Update:** Tim Delikat reported on the financial status of the community. We are under budget by \$29,064. The ending operating cash balance is \$143,262 and the reserve cash balance is \$467,041. Nineteen homeowners owe more than one assessment and thirty two homeowners owe one assessment. Thirty five accounts are in Attorney Status, with twenty four in bank foreclosure, three in HOA foreclosure, two of these have filed bankruptcy and six have liens placed for non-payment of assessments.

**Delinquent Accounts:**

1. Lot 09027: This was a Lender Foreclosure. Received \$2494.56 from the lender which was the amount owed per Lender Foreclosure rules.
2. Lot 17040: Homeowner made 2 payments totaling \$3608.24 and the account is paid in full.
3. Lot 04073: This is an HOA foreclosure. The homeowner owes \$1487.50 plus unbilled legal fees of \$1612.50. As a result of the HOA foreclosure, homeowner entered into 12 month payment plan and made one payment. Homeowner has now filed for bankruptcy and based on lack of equity is attempting to strip our lien. It would cost the Association approximately \$500 to contest this and we are unlikely to receive anything. Should the bankruptcy be discharged, all assessments prior to bankruptcy filing will need to be written off as uncollectible. Tim Delikat made a motion to not spend an additional \$500 in legal fees to object

as it would not change the outcome in this case. The motion was seconded by Walt Pilat and the motion passed unanimously. Our law firm will monitor the bankruptcy case until conclusion.

4. Lot 04045: Homeowner owes \$2046.67 plus a small amount of unbilled legal fees. A mediation conference in the Lender Foreclosure case is to be held. Question is whether we want to spend money for an attorney to attend the conference. We will have the results anyway so Tim Delikat made a motion NOT to have the attorney attend the meeting. The motion was seconded by Linda Jones Bailes and the motion passed unanimously. Our attorney will update the Board once the results become available via on line docket or service of process.
5. Lot 10010: This is an HOA foreclosure. Homeowner owes \$1897.70 plus legal fees. The Hearing on Motion for Final Summary Judgement took place on August 22 with judgment in our favor. The condition of this house is poor and the foreclosure sale has been reset for January 4, options include a 3<sup>rd</sup> party being a successful bidder or the Association taking title and renting home back to homeowner.
6. Lot 05039: This is a lender foreclosure. The house has been sold and the amount owed WWL is \$2378.04. The lender foreclosure sale took place in September and 3<sup>rd</sup> party bidder was successful. Association is entitled to full payment and Notice of Intent to Lien Letter has been sent to AH4R I FL. Also, they have been asked to maintain property.

Payment coupon books will be mailed to homeowners in the next few days.

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

#### **Manager's Report:**

1. Jill working on quotes to repair/restore/replace signs in front of the community.
2. No reports regarding the alligator that was to be removed from the big lake.
3. A call is in to Chad Madrid at PLS to schedule repair of the cracks on the walking path. He will work with Walt Pilat. Note: Now scheduled to begin on December 17<sup>th</sup>.
4. Holiday lighting is complete. Some lights on the exit side are out. Evergreen Lighting will be contacted.
5. Jill mentioned that there is a need to clarify the next steps in the fining process. We need a transition process between violations and the next steps of fining the homeowners.

#### **Old Business:**

1. Walt Pilat is working with Scrubbing Bubbles so the community pressure washing is done in the appropriate areas.

2. Hillsborough County has finished paving the main road in the community. They have a punch list and are working to clean up now that the paving work has been finished.

**New Business:**

1. Community Goals—many goals were discussed and Board members will begin to plan work on some of these issues.
2. Pam Hazel and Michele Cardenas updated the group on trash collection options from a meeting on December 3<sup>rd</sup>.

**COMMITTEE REPORTS:**

**Lakes Committee.**

Committee will be reviewing all lakes to identify candidates for the coming year's bank remediation work. Some locations that are candidates include areas along the Tarflower side of Lake 8.

**Landscape Committee:**

Chuck Fuller was not in attendance. No updates except some discussion on the OneSource meetings on the first Tuesday. Some areas are looking good and other issues are neglected. These areas are being addressed.

**ACC Committee:**

Meeting held before the BOD meeting.

**Activities Committee:**

Linda Jones Bailes mentioned meetings to start getting volunteers from all the neighborhoods to form a Neighborhoods Committee, one of two standing committees mentioned in our regulations. One or two people from each area would be an ideal membership in the committee. They also want to plan for community activities in 2013.

**Community Comments:**

One individual mentioned the meetings should only last an hour!!

At 8:52 PM, a motion to adjourn was made by Walt Pilat and seconded by Michelle Cardenas. The vote to approve was unanimous. The next meeting will be at the Farnell Middle School Library on January 14, 2012.

Pam Hazel, Secretary