

Homeowners Association at Westwood Lakes, Inc.  
Board of Directors Meeting Minutes  
Farnell Middle School Library  
February 11, 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, Chuck Fuller 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. Linda Aubrey from Resource was also present at the meeting.

**Approval of Minutes:**

The January meeting minutes were approved as corrected by motion of Walt Pilat and a second by Linda Jones Bailes. The vote to approve was unanimous.

**President's Report:** President Bailes and Linda Aubrey emphasized the need to perfect the violation and fining process and to be absolutely sure that the accounts going forward in the process are all treated equally.

**Treasurer's Report:**

**Financial Update:** Tim Delikat reported on the financial status of the community. We are under budget by \$4,379. The ending operating cash balance is \$189,345 and the reserve cash balance is \$478,115. Twenty-two homeowners owe more than one assessment and sixty-six homeowners owe one assessment. Thirty-four accounts are in Attorney Status, with twenty-five in bank foreclosure, five in HOA foreclosure, two of these have filed bankruptcy and two have liens placed for non-payment of assessments.

**Review of Maturing CD's:** The following CD's are maturing during February:

1. SunTrust \$100,000 earning 2.0% on 2/5
2. BankUnited \$122,971.47 earning 1.2% on 2/16

Certificate of Deposit rates are currently very poor. Tim Delikat made a motion to invest both CDs in the BankUnited Money Market account earning 1.0% for the first 91 days and then 0.75% thereafter. The motion was seconded by Chuck Fuller and the motion passed unanimously.

**Delinquent Accounts:**

1. Lot 02024: Our attorney has recently received payment in full. This was our 2<sup>nd</sup> largest delinquent balance account. (\$4,966)
2. Lot 05011: This homeowner currently owes \$372.75. Homeowner had recent financial hardship over the past 6 months related to medical condition.

- Homeowner has offered to pay balance owed on February 22<sup>nd</sup>. Tim Delikat made a motion to approve payment extension for Lot 05011 with payment to be received by February 28. Also, waive one late fee of \$25 based upon receipt of \$347.75. The motion was seconded by Susan Rose and the vote to approve was unanimous.
3. Lot 05018: Homeowner currently owes \$704.75 plus unbilled Legal Fees. This account does not have a Lender Foreclosure so homeowner may want to keep home. 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 05018. The motion was seconded by Pam Hazel and the vote to approve was unanimous.
  4. Lot 14010: Homeowner currently owes \$372.75. A 3<sup>rd</sup> party company purchased the home at our HOA Foreclosure Sale and I have to make several phone calls every few months for payment. The home has been in Lender Foreclosure since September 2010 with little to no activity. Tim Delikat made a motion to approve our Attorney to set a Case Management Conference in the Lender Foreclosure case in an effort to speed this process up. The motion was seconded by Michelle Cardenas and the vote to approve was unanimous.

Walt Pilat 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. Annual audit is in progress.
2. Our new insurance company is Rock Hill. We need to get direction from them about insurance for lakes, lake events, and other community events. Jill to investigate.
3. Sidewalk repairs being brought to the attention of Hillsborough County.

#### **Board Action Items/Any Committee Related Proposals:**

1. Proposal for landscaping bed on the left side of Westwood Lakes Blvd. was discussed. Chuck Fuller made a motion to table the proposal and ask for a new proposal with different, more colorful trees. The motion was seconded by Pam Hazel and the motion was passed unanimously.
2. Susan Rose presented a proposed budget for 2013 activities. Chuck Fuller made a motion to accept the budget amounts for the Spring Fling, the garage sale and the best yard award sign. The motion was seconded by Susan Rose and the vote to approve was unanimous. The remainder of the proposed budgeted items were tabled due to time constraints.

#### **Old Business:**

- A. Communication proposal.
  1. Chuck Fuller made a motion to remove the Enforcement and Sergeant At Arms sections of the 2008 Rules of Conduct for Meetings document. The

motion was seconded by Linda Jones Bailes and the motion passed with a unanimous vote.

2. Chuck Fuller made a motion the change all references of members speaking for 1 minute to 3 minutes. The motion was seconded by Linda Jones Bailes and the motion passed with a unanimous vote.
3. Further discussion was tabled as there was other pressing business to address.

#### **New Business:**

- A. Insurance Carrier Change. See Manager's Report.
- B. Review of E&FP Candidates: 3 homeowner accounts were reviewed and voted to go forward to the Enforcement and Fining Process (E&FP).
  1. **Lot 04093**: Pam Hazel made a motion to move this property into the E&FP and to assess a fine if conditions are not corrected. Tim Delikat seconded the motion and the vote to approve was unanimous.
  2. **Lot 07069**: Michele Cardenas made a motion to move this property into the E&FP and to assess a fine if conditions are not corrected. Pam Hazel seconded the motion and the vote to approve passed with Susan Rose voting no and Pam Hazel, Linda Jones Bailes, Chuck Fuller, Walt Pilat, Michele Cardenas and Tim Delikat voting yes.
  3. **Lot 04021**: Michele Cardenas made a motion to move this property into the E&FP and to assess a fine if conditions are not corrected. Linda Jones Bailes seconded the motion and the vote to approve was unanimous.
- C. Review new format for violation log. Discussion was led by Linda Aubrey.

#### **Committee Reports:**

**Lakes Committee:** No report.

**Landscape Committee:** Heron Cove, Osprey Cove, and Deer Run islands will be replanted with Bulbine at OneSource' expense.

**Activities Committee:** Update on Spring Fling meeting. Proposed budget discussed earlier in the meeting. After discussion, water balloons are not to be included in Board sponsored activities.

**Adjournment:** The meeting was adjourned at 9:06 with a motion from Chuck Fuller, second by Susan Rose and a unanimous vote.

**Next meeting: March 11, 2013**  
**Upper Tampa Bay Library**