

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

**Call to Order/Establish Quorum:**

President Linda Bailes called the meeting to order at 7:03 PM. Present were Linda Jones Bailes, Tim Delikat, Pam Hazel, Suzy Jackson, Chuck Fuller, 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 March meeting minutes were approved as corrected by motion of Linda Jones Bailes and a second by Walter Pilat. Vote to approve was unanimous.

**President's Report:**

**12711 and 12713 Tar Flower Pavers:** After discussion with the BOD and the two homeowners, a motion was made by Chuck Fuller that the BOD approve the paver work as done and end the discussion with no further action on the part of the homeowners. The motion was seconded by Tim Delikat and the vote passed, with the following votes: Chuck Fuller, Tim Delikat, Walter Pilat, Suzy Jackson, and Michelle Cardenas voted yes and Pam Hazel and Linda Jones Bailes voted no.

**Treasurer's Report:**

**Financial Update:** Tim Delikat reported on the financial status of the community. We are under budget by \$7,914. The ending operating cash balance is \$122,505 and the reserve cash balance is \$480,097. Seventeen homeowners owe more than one assessment and six owe one assessment.

The audit went very smoothly again this year. The final report is available for homeowners upon request. Copies were distributed to BOD members and homeowners in attendance.

**Delinquent Accounts:**

1. Lot 04073: Homeowner currently owes \$903.30 plus unbilled legal fees. Lien was originally placed in October 2008 and homeowner has not replied to various collection correspondence. Homeowner has also had 2 lender foreclosures which were settled with loan modifications. Tim made a motion to approve Westerman, White and Zetrouer to commence HOA foreclosure on this account. The motion was seconded by Chuck Fuller and the vote to approve was unanimous.

2. Lot 09027: Homeowner currently owes \$3845.04 plus legal fees. The home has been in foreclosure for almost 3 years and vacant for most of that time. Based on our Case Management Conference a non-jury trial resulted in the judge setting a sale date for May 15, 2012.

Walter Pilat made a motion to accept the Treasurer's Report. The motion was seconded by Chuck Fuller and the Treasurer's report was accepted by a unanimous vote.

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

1. Audit is now available for homeowners. Bette to draft a note to send to homeowners notifying them it is available to them upon request.
2. Garage Sale is on April 14<sup>th</sup>. A Goodwill truck will be at the park for leftovers after the sale.
3. Jogging path is finished.
4. A SWFWMD inspection is due by July 16<sup>th</sup>. A motion was made to accept the proposal from Heidt Design by Chuck Fuller, seconded by Walter Pilat. The vote to approve was unanimous.
5. The fining committee training was scheduled for April 24 at 630PM.

### **Old Business:**

**Memorial Garden Plans:** Information and pricing still being gathered. It was suggested that there be a separate bank account opened when we get donations from the community.

### **New Business:**

1. **Holiday Lighting** – Resource received a letter from Tim Gay regarding our request for a quote on Christmas lighting. Walter Pilat will answer the questions in the letter so he can prepare a proposal for us.
2. **Sawgrass Gate Opener for Mailman** -- Our community mailman had asked for a clicker to enter Sawgrass but decided later it was too much trouble so it was not discussed further.

### **COMMITTEE REPORTS:**

#### **Landscape Committee:**

1. Three islands have been upgraded—Deer Run, Osprey Cove Entrance and Heron Cove entrance. A larger bed along Westwood Lakes Blvd. needed to have a new quote which was presented at the meeting. A motion was made by Tim Delikat and seconded by Pam Hazel to approve the new cost of \$1001.00 to clean up this bed. The vote to approve passed with Chuck Fuller, Suzy

Jackson, Pam Hazel, Walter Pilat, Tim Delikat, and Michelle Cardenas voting yes and Linda Jones Bailes voting no.

2. A question was raised about the Palmetto Place sign bed being upgraded but Chuck Fuller said they want to try 'boosting' the three palm trees first to see if they begin to grow more evenly.
3. A motion was made to approve a cost of \$130.00 to power wash the concrete boarder around the front flower beds when the next new annuals are put in. The motion was made by Walter Pilat and seconded by Suzy Jackson. The vote to approve was unanimous.
4. An issue was raised by a homeowner that OneSource is dumping brush in the woods in the community. Chuck Fuller will discuss with them.

#### **Lakes Committee.**

1. Due to time constraints there was no Lakes Committee report.

#### **ACC Committee:**

1. See separate meeting minutes.

At 910 PM, a motion to adjourn was made by Michelle Cardenas and seconded by Suzy Jackson. The vote was to approve was unanimous. The next meeting will be at Farnell Middle School on May 8, 2012.

Pam Hazel, Secretary