

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Farnell Middle School Library
April 14, 2014

Call to Order/Establish Quorum:

President Rose called the meeting to order at 7:02 PM. Present were Linda Jones Bailes, Pam Hazel, Susan Rose, 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 March meeting minutes were approved by motion of Walt Pilat, a second by Pam Hazel and passed with a unanimous vote.

President's Report:

1. OneSource, the landscape contractor, reported on the state of the community.
2. A motion was made by Linda Jones Bailes and seconded by Pam Hazel to accept the proposed contract renewal for one year of Resource Property Management. The vote to approve passed with a vote of yes by Linda Jones Bailes, Pam Hazel and Walt Pilat. Susan Rose voted against the motion.

Treasurer's Report:

As of March 30, the Operating Account is \$219,552 with the Reserve Fund at \$523,531. Expenses are currently over budget by \$1688.18 for the month and \$702.55 for the year.

Accounts Receivable: \$22,426.

- 11 accounts owe more than one assessment
- 8 accounts owe one assessment only

Collections Review:

- 30 accounts are in attorney status
- 16 of these are Bank Foreclosures
- 5 of these accounts are HOA Foreclosures
- 5 of these are bankruptcies
- 4 are for non-payment of assessments (all have liens placed).

Review Lot 02056: Information only.

- Homeowner currently owes \$4206.54.
- This amount will be written off as bad debt.

Linda Jones Bailes made a motion to accept the Treasurer's Report. The motion was seconded by Susan Rose and the vote to approve was unanimous.

Manager's Report:

1. Reserve study site visit will be conducted by Reserve Advisor's on Wednesday, April 16th at 10AM.
2. Upper Tampa Bay Library will be reserved for BOD meetings in June, July and August.
3. Bids being collected for asphalt work in Sawgrass. After discussion the motion was tabled until next meeting. Walt Pilat will call 1 of the companies, Parking Lot Services, to gather further information.
4. Scrubbing Bubbles is working on the sidewalks, signs, etc.
5. There is now a link to OneSource on the WWL website. It has been added under the events tab.
6. The audit is ready and will be offered to homeowners in a letter. Jill says no requests have been received at this time.

Old Business:

1. **Review of ongoing E&FP candidates:**
Lot 6009: Linda Jones Bailes made a motion to continue the E&FP by sending the 2nd violation letter. The motion was seconded by Susan Rose and the vote to approve was unanimous.
2. **Entrance Lighting**—Rosemary Scalzo brought in samples of lights from Lowes. After discussion it was decided that commercial lighting would be more cost effective for us to consider. Jill Ellis will ask the lighting service and the Christmas lighting folks if they have any catalogs or suggestions of where to look for commercial lighting fixtures.
3. **ACC Replacement Roofs—New wording for the Rules and Regulations were discussed.** “Hillsborough County Building Permit will be required for all roof replacement projects. Roof should meet or exceed all current Hillsborough County Building Codes. The style and color of the materials used should be consistent and harmonious with the exterior colors of the home and those of the existing homes within the community.” Pam Hazel made a motion to approve this wording to be added to the Rules and Regulations. It was seconded by Linda Jones Bailes and the vote to approve was unanimous.
4. **ACC Replacement Windows—New wording for the Rules and Regulations were discussed.** “Hillsborough County Building Permit will be required for all window replacement projects. Windows should meet or exceed all current Hillsborough County Building requirements for wind. The overall appearance of the replacement windows should match original elevation of the structure.” Pam Hazel made a motion to approve this wording to be added to the Rules and Regulations. It was seconded by Linda Jones Bailes and the vote to approve was unanimous.

New Business:

5. Review of E&FP Candidates:

A. April 14, 2014 Candidates:

1. **Lot 12012:** Pam Hazel made a motion to move forward with the E&FP and to assess a fine if conditions are not corrected. Susan Rose seconded the motion and the vote to approve was unanimous.
2. **Lot 4045:** Linda Jones Bailes made a motion to move forward with the E&FP. The motion was seconded by Susan Rose and the vote to approve was unanimous.
3. **Lot 9011:** After discussion Linda Jones Bailes made a motion to move forward with the E&FP for items not corrected in 60 days. The motion was seconded by Pam Hazel and the vote to approve was unanimous. A paragraph will be added that we will be monitoring the lawn treatment.

Committee Reports:

ACC Committee: None.

Lakes Committee: Walt Pilat reported that there are 2 proposals on file for lake bank remediation work but 3 are needed. The issue is tabled for now.

Landscape Committee: OneSource visited the meeting to update the community. There has been discussion about the boulders placed at the Tarflower cul-de-sac. They needed to be pressure washed. The issue was tabled as the homeowners did not want to allow OneSource to use their water.

Activities Committee:

None.

Adjournment: The meeting was adjourned at 8:55 PM by motion of Linda Jones Bailes, a second by Susan Rose and a unanimous vote.

**Next meeting: May 12th, 2013
Farnell Middle School Library**

Submitted by Pam Hazel.