

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Bay Library
July 8, 2013

Call to Order/Establish Quorum:

President Linda Bailes called the meeting to order at 7:02 PM. Present were Linda Jones Bailes, Pam Hazel, Chuck Fuller, 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. Linda Aubrey from Resource Property Management was also present at the meeting.

Approval of Minutes:

The June meeting minutes were approved as corrected by motion of Michelle Cardenas and a second by Pam Hazel. The vote to approve was unanimous.

President's Report:

1. President Bailes received complaints about fireworks in the community leading up to the 4th of July. Slats were made to put in the front sign boards reminding residents that fireworks are not allowed in Westwood Lakes.

Treasurer's Report:

1. There was no Treasurer's Report as Tim Delikat was not available for the meeting.

Manager's Report:

1. A quote for \$700 to fix bricks in the front entrance was discussed from Brick by the Mile. Chuck Fuller will check with Chuck Skolnick to see if he can get us a better price.
2. A part was added to the Sawgrass gates in an attempt by American Access Controls in an attempt to prevent the gates from failing closed in the event of an electrical incident. Several Sawgrass residents did receive instruction on how to reset the breakers or manually open the closed gates in order to avoid emergency calls to the company. NOTE: In the last month the gates have failed half open and half shut once and open once so possibly the issue has been resolved. Twice Pam Hazel has reset the breakers to see if it would alleviate the problem and it has.
3. A drainage issue between two houses on Corkwood was discussed. Pam/Walt will discuss with OneSource at the next walk through to see what might be done.
4. Homeowner who was fined \$400.00 after the proper procedures were implemented and all letters sent, reluctantly, agreed to the fine payment.

Board Action Items/Any Committee Related Proposals:

1. We are ready to move forward with installing 2 benches along Westwood Lakes Blvd. Chuck Fuller made a motion to approve \$1500 for two benches and the installation of the benches. The motion was seconded by Pam Hazel. The vote to approve was unanimous but we would need a fully detailed proposal to move forward. A 'bench' committee will meet and review the information we have gathered before the next meeting.

Old Business:

1. **Sawgrass Gate Concerns.** Jill Ellis still following up.

2. **Review of ongoing E&FP Candidates:**

- A. **April 8, 2013 candidates:**

1. **Lot 02056:** Michelle Cardenas made a motion to continue 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.
 2. **Lot 14010:** Walt Pilat made a motion to continue the E&FP and to assess a fine if conditions are not corrected. Chuck Fuller seconded the motion and the vote to approve was unanimous.
 3. **Lot 07067:** This property to remain on hold until Cheryl Gomes can speak with the homeowner again.

- B. **May 13, 2013 candidates: All May candidates' violations were closed last month.**

- C. **June 10, 2013 candidates:**

1. **Lot 06013:** Linda A received an e-mail today that the home is being washed. Linda will follow up on Wednesday to check. No action taken.
 2. **Lot 10023:** Keep monitoring property and close if it is OK.
 3. **Lot 04047:** In progress. Homeowner working on issues. Keep monitoring.
 4. **Lot 19003:** Violations now closed.

New Business:

1. **Review of New E&FP Candidates:** 2 homeowner accounts were reviewed and 2 were voted to go forward to the Enforcement and Fining Process (E&FP).

- A. **July 8 2013 Fining Candidates:**

1. **Lot 06026:** Michelle Cardenas made a motion to move this property into the E&FP and to assess a fine if conditions are not corrected. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.

2. **Lot 04045:** Michelle Cardenas made a motion to move this property into the E&FP and to assess a fine if conditions are not corrected. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.

B. Maintenance of abandoned homes.

A proposal was made by Chuck Fuller to approve yard mowing and detailing weekly by OneSource of three homes. The motion was seconded by Pam Hazel and the vote passed with Pam Hazel, Chuck Fuller and Michelle Cardenas voting yes and Linda Jones Bailes and Walt Pilat voting no. Walt Pilat will notify OneSource to maintain 12525 Leather Leaf, 12564 Leather Leaf and 12643 Corkwood. Homeowners will be billed back for the maintenance costs.

Committee Reports:

Lakes Committee: Walt Pilat and Bob Casar again asked for Lakes Committee volunteers. An request will be included in the next Living by the Lakes. Michelle Cardenas asked that there be signs placed on the front sign boards when Lake Masters is spraying the lakes. Jill Ellis will request the signs and Walt Pilat will ask the driver to place the slats in the sign board when he is on property spraying.

Landscape Committee: Plans for weeds in grass, failing bulbine and the over-use of Round Up are to be brought up with OneSource at the monthly walk through. New quotes for the beds in front of Palmetto will be requested with some BOD member suggestions.

Activities Committee: No report given as Susan Rose was unavailable for the meeting.

Adjournment: The meeting was adjourned at 8:38 PM by motion of Chuck Fuller, a second by Pam Hazel and a unanimous vote.

**Next meeting: August 12, 2013
Upper Tampa Bay Library**

Submitted by Pam Hazel, Secretary.