

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

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, 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.

Approval of Minutes:

The August meeting minutes were approved by motion of Pam Hazel and a second by Linda Jones Bailes. 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 \$29,637. The ending operating cash balance is \$165,359 and the reserve cash balance is \$454,016. Twenty four homeowners owe more than one assessment and twenty 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 14030: Homeowner currently owes \$538.75 plus unbilled legal fees. Homeowner has not made any payments in 2012 and has not replied at all to our attorney or Resource Property Management. Time Delikat made a motion to approve our attorney to commence an HOA foreclosure on account 14030. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.
2. Lot 09010: Homeowner currently owes \$241.37 and has been making weekly and bi-weekly payments of \$20 to \$40 over the past 3 months. Homeowner had fallen behind in making payments due to economic hardship and is attempting to catch up. Tim Delikat made a motion to approve waiving late fees of \$75 with remaining balance to be paid off in weekly payments. The motion was seconded by Chuck Fuller and the vote to approve was unanimous. The vote to approve was unanimous.

3. Lot 10010: Homeowner currently owes \$1576.70 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 considered poor as it is in Enforcement and Fining List. Foreclosure sale has been set for November 7 and options include a 3rd party being successful bidder or Association taking title and renting home back to homeowner.
4. Lot 06005: Homeowner currently owes \$5150 plus legal fees (2nd highest delinquent account). Our attorney has received payment in full from homeowner's mortgage company, and funds will be remitted to our HOA once check clears their trust account.
5. Lot 11019: Tax deed sale is pending but there is no sale yet. The HOA foreclosure has been put on hold. Tim Delikat will follow up on status.
6. Lot 02024: A question was raised on the status of the sale of this home. Home was purchase by the Secretary of Veteran Affairs. Attorney Ronald Wolfe and Associates disputes that we are owed money. Tim Delikat will follow up and let us know the current status.

Review Investment Options: BankUnited CD in the amount of \$93,171.89 matures on 9/16/2012 (was earning 1%). Tim Delikat made a motion to approve investing maturing BankUnited CD into Popular Bank Money Market account (currently earning 1%). The motion was seconded by Chuck Fuller and the vote to approve was unanimous.

Florida Bar Petition: Tim Delikat made a motion that BOD members forward the letter to the Florida Bar Association opposing their attempt to classify activities currently performed by Licensed Community Association Managers (LCAM's) and other professionals as work that only attorneys can perform. The motion was seconded by Chuck Fuller and the vote to approve was unanimous.

Preliminary 2013 Budget Discussion: The 2013 budget draft was discussed. Each Director is to e-mail Tim Delikat with any questions or changes to the draft within the next two weeks. Final discussion will happen at the next BOD meeting.

Chuck Fuller 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. No date yet for re-paving of Westwood Lakes Blvd.
2. Garage Sale date set for 10-20-2012. Goodwill to be notified.
3. First notice of the Annual Meeting will go out on September 14th. Annual meeting will be on November 13, 2012. Request to include a Florida Wildlife, Fish and Game Warden at the Annual Meeting. Jill will follow up on this.

Old Business:

1. **ACC Guidelines Notification/Mailing to Owners.** The ACC voted to bring this motion to the BOD. Linda Jones Bails made a motion to add the words back into the documents that Legal Counsel removed. The motion was seconded by Pam

Hazel and the motion to approve was unanimous. Note: Linda Jones Bailes will check with the attorney to see if the omission was an error on her part, and if so, we will add the wording back to the document before it goes to homeowners.

New Business:

1. Committee Liaisons: Chuck Fuller not available for Landscape walk through with OneSource. We will continue to have the meeting on the first Tuesday of the month.
2. Common Area Landscaping Replacement Quotes from OneSource
 - #1 Front of community – Bill needs exact details of what we want done. Quote appears to be too high. Tim Delikat to verify what was paid for this job in the past.
 - #2 Palms – Need to get additional quotes; this is high.
 - #3 Pine Straw – part of contract; other inappropriate charges for areas not properly treated.
 - #4 Re-landscape cul-de-sacs. Table quotes for now. Chuck Fuller to request design detail from OneSource.

Chuck Fuller to work with OneSource to re-think these quotes.

COMMITTEE REPORTS:

Lakes Committee.

Lakes look good and full of water. Looking for a source for fish to stock lakes.

Landscape Committee:

See New Business.

ACC Committee:

See separate meeting minutes.

Activities Committee:

No report given.

Community Comments:

Homeowners have decided to sponsor a fishing derby on September 30th.

At 8:58 PM, a motion to adjourn was made by Chuck Fuller and seconded by Walter Pilat. The vote to approve was unanimous. The next meeting will be at the Farnell Middle School Library on October 8, 2012.

Pam Hazel, Secretary