

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Library
January 12, 2015

Meeting called to order at 7:00pm.
The meeting was properly noticed.

Attendance:

Board members in attendance were Susan Rose, Chuck Fuller, Julie Morales, Linda Jones Bailes, Pam Hazel, Sheryl Gomes, and Walt Pilat. Kelly Moran and Jill Ellis were present from Resource Property Management.

Meeting Minutes:

Review of previous meeting minutes. Corrections were made, Walt Pilat made a motion to accept the amended meeting minutes, the motion was seconded by Susan Rose, the motion carried unanimously.

President's Report:

Jill Ellis our property manager with Resource Property Management is reducing her work load and Kelly Moran will be taking over as our property manager. There were some complaints regarding fireworks in the neighborhood over New Years Eve. There was a discussion regarding how to deal with fireworks within the neighborhood.

Treasurer's Report:

Financial Report:

Operating Account: \$229,138.88

Reserve Fund: \$482,405.69

Under budget for year by \$14,168.91

Accounts Receivable: \$15,700.37

7 accounts owe more than one assessment

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Collections:

22 accounts with the attorney:

- 18 lender foreclosure
- 1 HOA foreclosure (will move to lender foreclosure)

- 1 bankruptcy filings
- 2 nonpayment of assessments

Account 17040 – There was a foreclosure sale held and the winning bidder has filed a notice to vacate the sale, Walt Pilat made a motion to have our attorney argue against the motion vacating the sale, Chuck Fuller seconded the motion, the motion passed unanimously.

Account 04045 – Walt Pilat made a motion to wait for the result of the bank foreclosure before incurring any additional expenses in creating a payment plan for the homeowner. Walt Pilat amended his motion to wait for the result of the bank foreclosure before incurring any additional expenses. Sheryl Gomes seconded the motion, the motion passed unanimously.

Chuck Fuller made a motion to approve the Treasure's report, Pam Hazel seconded the motion, motion passed unanimously.

Management Report:

Resource Property Management let us know that our former manager, Bette Weseman passed away in December. The fire ant problem is being addressed by the landscaping company. There were also a few homeowner complaints regarding pine needles, falling branches, fireworks, and ants.

Board Action Items:

There are multiple proposals from ABM, our landscaping company.

- Walt Pilat made a motion to send the proposal for the planters at Osprey and Tar Flower back to ABM for clarification. Chuck Fuller seconded the motion. The motion passed unanimously.
- Chuck Fuller made a motion to table the work proposal to replenish red rock under 2 neighborhood signs for ABM to clarify the work proposal. Pam Hazel seconded the motion. The motion passed unanimously.
- Walt Pilat made a motion to reject the bid and for clarification of the work proposal to place Bahia grass at Lakes #6 and #13 and have separate bids resubmitted. Pam Hazel seconded the motion. The motion passed unanimously.
- Walt Pilat made a motion to approve the extra work proposal for removal of 3 dead pine trees along WWL Blvd. Pam Hazel seconded the motion, the motion passed unanimously.

Review of E&FP Candidates:

Lot #12012 Pam Hazel made a motion to send the property into E&FP for possible fining. Susan Rose seconded the motion. Walt Pilat, Chuck Fuller, Susan Rose, Pam Hazel, and Linda Jones Bailes were in favor. Julie Morales and Sheryl Gomes opposed. The motion carried.

Lot #5016 Sheryl Gomes made a motion to close the violation, Susan Rose seconded the motion, and the motion carried unanimously.

Adjournment:

Sheryl Gomes made a motion to adjourn the meeting, Susan Rose seconded the motion; and the motion passed unanimously. The meeting adjourned at 8:15pm.

Next Meeting: February 9, 2015

Upper Tampa Library

Submitted by Julie Morales, HOA Secretary