

**Homeowners Association at Westwood Lakes, Inc.**  
**Board of Directors Meeting Minutes**  
**Farnell Middle School Library**  
**February 10<sup>th</sup> 2014**

Meeting called to order at 7:00pm.

The meeting was properly noticed.

**Attendance:**

Board members in attendance were Susan Rose, Chuck Fuller, Julie Morales, Walter Pilat, Linda Jones Bailes, and Michelle Cardenas. Jill Ellis and Linda Aubrey were present from Resource Property Management. Pam Hazel was absent.

**Meeting Minutes:**

Review of previous meeting minutes. Corrections were made. Michelle Cardenas made a motion to accept the amended meeting minutes, the motion was seconded by Chuck Fuller and carried unanimously.

**President's Report:**

Jill Ellis will research more information on using the One Source link.

**Treasurer's Report:**

Review of delinquent accounts, foreclosure statuses, and bank accounting information; see attached report.

**Property Management Report:**

Chuck Fuller made a motion to approve and move forward with the reserve study, Walt Pilat seconded the motion; the motion carried unanimously.

**E&FP Candidates:**

Lot#7069 Michelle Cardenas made a motion to send a second letter if they do not correct the problems or make contact by February 12, 2014. Linda Jones Bailes seconded the motion; the motion carried unanimously.

Lot#1005 Michelle Cardenas made a motion to move the property forward in the fining process. Linda Jones Bailes seconded the motion. In favor were Michelle Cardenas, Linda Jones Bailes, Susan Rose, and Walt Pilat. Opposed were Chuck Fuller and Julie Morales. The motion carried.

Lot#2001 Linda Jones Bailes made a motion to move the property forward in the fining process. Susan Rose seconded the motion. In favor were Michelle Cardenas, Linda Jones Bailes, Susan Rose, and Walt Pilat. Opposed were Chuck Fuller and Julie Morales. The motion carried.

Lot#17081 Michelle Cardenas made a motion to move the property forward in the fining process. Linda Jones Bailes seconded the motion. In favor were Michelle Cardenas, Linda Jones Bailes, Walt Pilat. Opposed were Susan Rose, Chuck Fuller and Julie Morales. The motion failed. Walt Pilat made a motion to resend the third letter to property owner, there was no second, motion failed.

### **Landscape:**

Walt Pilat made a motion to have Scrubbing Bubbles clean the sidewalks and village signs for \$4,500.00, Susan Rose seconded the motion; the motion carried unanimously.

Walt Pilat made a motion to have Scrubbing Bubbles clean the front entrance monuments for \$125.00, Susan Rose seconded the motion; the motion carried unanimously.

Michelle Cardenas made a motion to explore the options to digging up the Tar Flower and Coral Berry entrance islands. Linda Jones Bailes seconded the motion. In favor were Michelle Cardenas and Linda Jones Bailes. Opposed were Susan Rose, Chuck Fuller, Walt Pilat and Julie Morales. The motion failed. Chuck Fuller made a motion to approve the One Source landscaping proposal and to keep the irrigation available. Walt Pilat seconded the motion. In favor were Susan Rose, Chuck Fuller, Walt Pilat and Julie Morales. Opposed were Michelle Cardenas and Linda Jones Bailes. The motion carried.

**New Business:**

Chuck Fuller made a motion to approve Spring Fling funding in the amount of \$1,200.00, Susan Rose seconded the motion; the motion carried unanimously.

Julie Morales made a motion to approve Great Egg Hunt funding in the amount of \$200.00, Chuck Fuller seconded the motion. In favor were Julie Morales, Chuck Fuller, Susan Rose, Michelle Cardenas, and Walt Pilat. Opposed was Linda Jones Bailes. The motion carried.

Reminder quarterly assessments are due in March.

**Adjournment:**

A motion was made by Michelle Cardenas to adjourn the meeting. The motion was seconded by Julie Morales and the motion carried unanimously. The meeting was adjourned at 9:00pm.

**Next meeting: March 10<sup>th</sup> , 2014**

**Upper Tampa Bay Library**

**Submitted by Julie Morales, Secretary.**

**Treasurer's Report: January 31, 2014**

Operating                \$233,150.57  
Total Reserves        \$516,179.85

Accounts Receivable   \$40,224.01

    \*15 Accounts owe more than one assessment (2.28%)

    \*60 Accounts owe one assessment (9.13%)

Expenses are under budget by \$4,481.75

Collection Review

\*35 Accounts are in Attorney Status

\*20 Lender Foreclosures

\* 6 HOA Foreclosures

\* 4 Bankruptcy filing

\* 5 Non-payment of assessments

Delinquent Accounts

**05011** Account owes \$559.66 plus unbilled legal fees. The homeowner has contacted our attorney and requested a payment plan to pay off the amounts owed in 3 equal payments starting 2/24/14. The motion is to accept the homeowners offer to establish a payment plan.