

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Bay Library
March 10th 2014

Amended
4-14-14
(3 pages)

Meeting called to order at 7:10pm.

The meeting was properly noticed.

Attendance:

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

Meeting Minutes:

Review of previous meeting minutes. Corrections were made. Linda Jones Bailes made a motion to accept the amended meeting minutes, the motion was seconded by Susan Rose and carried unanimously.

President's Report:

None.

Treasurer's Report:

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

The audit is complete and is available for homeowners from Resource Property Management.

Walt Pilat made a motion to approve RPM to handle payment plans as long as there is no conflict with the attorney and RPM agrees per Treasurer's final approval, seconded by Chuck Fuller; the motion carried unanimously.

Linda Jones Bailes made a motion to accept the Treasurer's Report, Susan Rose seconded the motion; the motion passed unanimously.

Property Management Report:

- Collecting bids for asphalt work in Sawgrass
- Reserve study scheduled for April 2014
- Scrubbing Bubbles update-waiting to be scheduled
- Status of link to Onesource on the website, has been approved and has been added under the events tab

- Audit is ready and a letter is going out to all homeowners
- Updated insurance information
- Proposal for property management contract renewal

E&FP Candidates:

Chuck Fuller made a motion that once fine hits its maximum amount, RPM sends a letter giving the property owner 2 weeks to respond, if there is no response, it gets forwarded on to the attorney, seconded by Susan Rose; the motion carried unanimously.

Lot#6009 Walt to confirm the address of property owner with the attorney. Susan made a motion to move forward in E&FP to send the first letter. Linda Jones Bailes seconded the motion. Susan Rose, Julie Morales, Linda Jones Bailes, Pam Hazel, and Walt Pilat in favor, Chuck Fuller opposed. The motion carried.

Lakes Committee:

Walt Pilat will be presenting information for the RFP at the next meeting.

ACC Committee:

Clarification of approval procedures and verbiage on rules and regulations for roofs and windows.

Chuck Fuller made a motion to table the roof and window discussion, seconded by Susan Rose; the motion passed unanimously.

Activities Committee:

Spring Fling is going to be held on March 30, 2014 at the Westwood Lakes Park.

New Business:

- Dog Poop Clean Up Stations – Julie Morales presented information regarding installing dog poop clean up stations with biodegradable bags and trash cans.

Adjournment:

A motion was made by Chuck Fuller to adjourn the meeting. The motion was seconded by Susan Rose and the motion carried unanimously. The meeting was adjourned at 8:49pm.

Next meeting: April 14th, 2014
Farnell Middle School Library
Submitted by Julie Morales, Secretary.

Treasurer's Report: February 28, 2014

<u>Operating</u>	\$217,410.22
<u>Total Reserves</u>	\$519,087.23

Accounts Receivable \$34,791.04

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

*24 Accounts owe one assessment (3.65%)

Expenses are under budget by \$10,390.73

Collection Review

*30 Accounts are in Attorney Status

*17 Lender Foreclosures

* 5 HOA Foreclosures

* 4 Bankruptcy filing

* 4 Non-payment of assessments