

**Homeowners Association at Westwood Lakes, Inc.**  
**Board of Directors Meeting Minutes**  
**Farnell Middle School Library**  
**May 12<sup>th</sup>, 2014**

Meeting called to order at 7:04pm.  
The meeting was properly noticed.

**Attendance:**

Board members in attendance were Susan Rose, Julie Morales, Pam Hazel, Linda Jones Bailes, Walt Pilat, Chuck Fuller, and Michele Cardenas. Jill Ellis was 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:**

We have added proposed language in the Rules and Regulation for replacing roofs and windows, to be sent out to the community and voted on at the next meeting.

**Treasurer's Report:**

**Financial Report:**

Operating Cash: \$244,255.36  
Reserve Cash: \$528,017.97  
Over budget for April by \$2,851.59  
Under budget for year by \$5,850.96

**Accounts Receivable:** \$3,5742.18

**Collections:**

61 homeowner owe 1 assessment  
14 accounts owe more than 1 assessment  
30 accounts with the attorney:

- 16 lender foreclosure
- 5 HOA foreclosure
- 5 bankruptcy
- 4 nonpayment of assessments

Chuck Fuller made a motion to approve the Treasure's report, Linda Jones Bailes seconded the motion, motion passed unanimously.

**Lot # 02056** – Walt Pilat made a motion write the current debt of \$4,040.54 off as bad debt and to provide this information to accounting at Resource Property Management, Chuck Fuller seconded the motion, motion passed unanimously.

**Lot # 19010** – Walt Pilat made a motion to proceed with the HOA foreclosure process, Chuck Fuller seconded the motion, motion passed unanimously.

**Lot # 11020** – Walt Pilat made a motion to move the property to the attorney for collections, Linda Jones Bailes seconded the motion, Linda Jones Bailes voted to in favor, Susan Rose, Chuck Fuller, Julie Morales, Walt Pilat, and Michele Cardenas opposed. The motion failed. Chuck made a motion to move the property to the attorney for collections if the property owner does not respond with either an acceptable payment plan or payment in full by the next meeting (June 9<sup>th</sup>, 2014), Pam Hazel seconded the motion, Pam Hazel, Susan Rose, Chuck Fuller, Julie Morales, Walt Pilat, in favor and Michele Cardenas, Linda Jones Bailes opposed, the motion carried.

**Lot # 07069** – Walt Pilat made a motion to move the property forward into the HOA foreclosure process, Chuck Fuller seconded the motion, motion carried unanimously.

**Lot # 04058** - Walt Pilat made a motion to move the property forward in the HOA foreclosure process, Pam Hazel seconded the motion, motion carried unanimously.

**Property Management Report:**

Jill is working on finding a painter for the entrance signs and pillars in the neighborhood.

**Board Action Items:**

Proposals on the Sawgrass paving project have been received. Walt Pilat made a motion to proceed with Parking Lots Services bid at \$15,642 utilizing the payment plan to receive a 2% discount. Chuck Fuller seconded the motion, motion carried unanimously. This is a Sawgrass reserve expense.

**Landscaping:**

Susan Rose made a motion that 14313 Sky Flower will not be permitted to prune the pine trees in the conservation area. Pam Hazel seconded the motion, the motion passed unanimously.

**Lakes Committee:**

We are still waiting on a 3<sup>rd</sup> bid for erosion control.

**Activities Committee:**

Chuck Fuller motion to continue the Yard of the Month program with a budget of \$230, Susan Rose seconded the motion. The motion carried unanimously.

Chuck made a Motion to approve fishing tournament with a budget of \$620 for the tournament plus insurance, Susan Rose seconded the motion. Linda Jones Bailes opposed, Susan Rose, Chuck Fuller, Julie Morales, Walt Pilat, Pam Hazel and Michele Cardenas were in favor. The motion carried.

**E & FP:**

**Lot # 4045** - Linda Jones Bailes made a motion to move the property in the E and FP process, Michele Cardenas seconded the motion. The motion carried unanimously.

**Lot # 02024** – Walt Pilat made a motion to authorize One Source to force cut the lawn of the property. Susan seconded the motion and it passed unanimously.

**Discussion:**

Chuck Fuller made a motion to notify the community by the next meeting that any property left on HOA common areas or maintained areas, provided it is not privately owned real property, will be disposed of effective immediately. Linda Jones Bailes seconded the motion, motion passed unanimously.

**Adjournment:**

Chuck Fuller made a motion to adjourn the meeting, Pam Hazel seconded the motion; the motion passed unanimously. The meeting adjourned at 9:03pm.

**Next Meeting: June 9<sup>th</sup>, 2014**

**Upper Tampa Bay Library**

**Submitted by Julie Morales, HOA Secretary**