

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Library
August 11th, 2014

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

Attendance:

Board members in attendance were Susan Rose, Julie Morales, Linda Jones Bailes, Michelle Cardenas, and Walt Pilat. Jill Ellis was present from Resource Property Management. 17 homeowners were in attendance.

Guest Speaker from Hillsborough County Parks:

Ms. Shorty Robbins discussed the changes and enhancements planned for the Westwood Lakes Park. There are an awful lot of improvements that need to be made to the park. New playground equipment and surfacing and some shade based on safety and ADA access will be happening this year. A presentation was made regarding a potential dog park in the Westchase area. At the conclusion of the presentation, homeowners in attendance voices their comments and concerns. The majority in attendance were against having a dog park at Westwood Lakes Park.

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, the motion carried unanimously.

President's Report:

A local community member reached out to Susan Rose to look for people to join his advocacy group trying to get a road between here and Citrus Park Mall. Anyone interested in joining should email Susan Rose for contact information.

Treasurer's Report:

Financial Report:

Operating Account: \$264,398.28

Reserve Fund: \$523,604.07

Under budget for year by \$19,642.96

Accounts Receivable: \$31,812.84

Collections:

10 accounts owe more than 1 assessment (1.52%)

71 accounts owe 1 assessment (10.8%)

22 accounts with the attorney:

- 15 lender foreclosure
- 2 HOA foreclosure
- 3 bankruptcy
- 2 nonpayment of assessments

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

We have a CD at C1 Bank that has become due. Walt Pilat made a motion to renew this cd, a 2 year certificate, at .75% interest rate and a one time free withdrawal. The motion was seconded by Susan Rose, and the motion passed unanimously.

Delinquent Accounts

Lot # 05011 Homeowner is 2 months non-compliant with payment plan. Walt Pilat made motion to move the property back to attorney. Susan Rose seconded the motion and passed unanimously.

Board Action Items:

- Landscaping proposals from OneSource – Susan Rose made a motion to accept the OneSource pine tree trimming proposal, Michelle Cardenas seconded the motion, the motion passed unanimously. Walt Pilat made a motion to table the Sawgrass planting proposal, Linda Jones Bailes seconded the motion, the motion passed unanimously.
- Lake erosion control proposals – Walt Pilat made a motion to award the lake erosion project to Finn Outdoor, Susan Rose seconded the motion, the motion passed unanimously. This is part of our reserves and reserve study.
- Painting of all village signs and Sawgrass entrance – Walt Pilat made a motion to follow RPM recommendation and accept the Daily Group's proposal, Susan Rose seconded the motion, the motion passed unanimously.

Review of E&FP Candidates:

Lot #4045 Susan Rose made a motion to move the homeowner into E&FP and send the first letter for paint and lawn treatment violations, Linda Jones Bailes seconded the motion, the motion passed with Walt Pilat voting against, Susan Rose, Linda Jones Bailes, Michelle Cardenas, and Julie Morales in favor.

Lot #4105 Susan Rose made a motion to move the homeowner into E&FP and send the first letter on paint and lawn treatment violations, Linda Jones Bailes seconded the motion, the motion passed with Julie Morales opposed, Linda Jones Bailes, Walt Pilat, and Michelle Cardenas in favor.

Lot #1009 Susan Rose made a motion to table until next month, Linda Jones Bailes seconded, the motion passed unanimously.

Lot # 12030 Susan Rose made a motion to move the homeowner into E&FP and to send the first letter, Linda Jones Bailes seconded the motion, the motion passed unanimously.

Activities Committee:

August Yard of the Month winner is 12513 Leatherleaf Drive!

Adjournment:

Susan Rose made a motion to adjourn the meeting, Linda Jones Bailes seconded the motion; and the motion passed unanimously. The meeting adjourned at 8:53pm.

Next Meeting: September 8th, 2014

Upper Tampa Bay Library

Submitted by Julie Morales, HOA Secretary