

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Library
August 13, 2015

The meeting called to order at 7:00 PM and was properly noticed.

Attendance:

Board members in attendance were Susan Rose, Linda Jones Bailes, Pam Hazel, and Walt Pilat. Kelly Moran was present from Resource Property Management.

Meeting Minutes:

Meeting minutes from June were reviewed. Walt Pilat made a motion to approve, Linda Jones Bailes seconded the motion and the vote to approve was unanimous.

President's Report:

1. Guest: Deborah Wilson, presented information on hurricane preparedness.
2. Yard sale scheduled for October 24th. Susan Rose will let Leigh Slement at The Eagles know of our date.

Treasurer's Report:

Financial Report:

Operating Account: \$310,232.34

Reserve Fund: \$513,810.90

Under budget for year by: \$31,944.09

Accounts Receivable: \$21,595.39

8 accounts owe more than one assessment

76 accounts owe one assessment

Collections:

17 accounts with the attorney:

- 14 lender foreclosures
- 0 HOA foreclosure
- 0 bankruptcy filings
- 3 nonpayment of assessment/liens

Collection Matters:

Lot #04029: Foreclosure sale with the final distribution of \$724.16 to the HOA. Left over balance is \$116.27. Walt Pilat made a motion to allocate \$116.27 to the Bad Debt account, the motion was seconded by Linda Jones Bailes and the motion passed unanimously.

Pam Hazel made a motion to approve the Treasurer's report, Linda Jones Bailes seconded the motion, and the motion passed unanimously.

Manager's Report:

- 1. Check has been sent to OneSource.**
- 2. Dates: Annual Meeting is set for Monday, November 10th, at the Bayanihan Center. Budget will be finalized at the meeting.**
- 3. A revision of the E&FP process will be prepared by Kelly Moran and Susan Rose in accordance with the new regulations and submitted to legal counsel for review.**
- 4. Valley Crest update given by Kelly. Rain and water soaked areas cannot be mowed now. They will catch up when things start to dry out.**
- 5. Entrance column still needs the light and capstone to be finished.**
- 6. Should we hire a new lighting person. Lightscapes is not responsive. Lights at the front have been out for months. Discussion only.**

E&FP Candidates:

Lot #04045: Yard on this property needs to be replaced. No sod is available right now due to heavy rains. Walt Pilat made a motion to wait 1 month before sending any further letters. The motion was seconded by Pam Hazel and the motion passed unanimously.

Lot #04057: Broken boards in the fence need to be fixed. Linda Jones Bailes made a motion to move this property into the E&FP process. The motion was seconded by Pam Hazel. The motion passed with Pam Hazel, Linda Jones Bailes, Susan Rose voting yes and Walt Pilat voting no.

Lot #10031: A motion was made by Linda Jones Bailes, seconded by Pam Hazel, and passed unanimously that this driveway be painted an approved color and an application must be submitted to the ACC Committee.

New Business:

1. A homeowner asked for a gator to be removed from Lake 8. A motion was made by Pam Hazel that no action will be taken within the next month but if another complaint is made we will reconsider. The motion was seconded by Susan Rose and the motion passed unanimously.
2. Pam Hazel made a motion to remove Phil Morales from the ACC committee and replace him with Paula Testa. The motion was seconded by Linda Jones Bailes and the motion passed unanimously.

Old Business:

1. A letter of thanks will be sent to a Lakes Committee member who has served on the committee for years.
2. Pam Hazel made a motion to recall Julie Morales from the BOD. The motion was seconded by Susan Rose and the vote passed unanimously.

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 9:00 PM.

Next Meeting: September 14, 2015

Submitted by Pam Hazel
HOA Secretary