

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Library
September 8th, 2014

Meeting called to order at 7:07pm.
The meeting was properly noticed.

Attendance:

Board members in attendance were Susan Rose, Julie Morales, Linda Jones Bailes, Pam Hazel, Michelle Cardenas, and Walt Pilat. 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.

Treasurer's Report:

Financial Report:

Operating Account: \$256,520.67
Reserve Fund: \$514,794.63
Under budget for year by \$20,916.27

Accounts Receivable: \$26,962.58

7 accounts owe more than one assessment (1.06%)
17 accounts owe one assessment (2.58%)

Collections:

22 accounts with the attorney:

- 14 lender foreclosure
- 2 HOA foreclosure
- 3 bankruptcy filings
- 1 nonpayment of assessments
- 2 paid in full awaiting close out

Delinquent Accounts

Lot # 05011 Homeowner has been non-compliant with payment plan. In an email to the Board, homeowner asked for a new payment plan. Walt Pilat made motion to resume the HOA payment plan with the homeowner. Michelle Cardenas seconded the motion, the motion passed unanimously.

Lot # 04058 Hearing was held on HOA foreclosure, and was in our favor. Walt Pilat made a motion to proceed to foreclosure sale and refuse the homeowner offer of a payment plan, Pam Hazel seconded the motion. The motion carried unanimously.

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

Board Action Items:

- Walt Pilat made a motion to authorize pressure washing around the front landscaping beds not to exceed \$300. Susan Rose seconded the motion, the motion passed unanimously.
- Landscaping proposals from OneSource – Pam Hazel made a motion to approve the Sawgrass planting proposal, Walt Pilat seconded the motion. Susan Rose, Pam Hazel, Linda Jones Bailes, Michelle Cardenas, and Walt Pilat were in favor. Julie Morales opposed. The motion carried.
- Walt Pilat made a motion to accept the OneSource proposal to repair sod on Pond 2. Pam Hazel seconded the motion. Susan Rose, Pam Hazel, Linda Jones Bailes, Michelle Cardenas, and Walt Pilat were in favor. Julie Morales opposed. The motion carried.
- Lake Maintenance– Walt Pilat made a motion to approve the proposal from Finn Outdoor for additional work on the lake erosion project not to exceed \$1,185.00, Pam Hazel seconded the motion, the motion passed unanimously.
- Walt Pilat made a motion to approve the proposal from Finn Outdoor for additional work on the lake erosion project on lake 8, not to exceed \$27,300.00. Linda Jones Bailes seconded the motion, the motion passed unanimously. This is part of our reserves and reserve study.

- Walt Pilat made a motion to purchase new slates as needed not to exceed \$400.00. Susan Rose seconded the motion. The motion passed unanimously.
- Walt Pilat requested that Resource Property Management start getting bids for the holiday lights.
- Discussion regarding Living By the Lakes communication tabled until next months meeting.

Resource Property Management Report:

First notice of the annual meeting, which will be held on November 11, 2014, will be mailed September 12, 2014.

Review of E&FP Candidates:

Lot #4045 Linda Jones Bailes made a motion to table this discussion until next month for painting to be complete, Michelle Cardenas seconded the motion. The motion passed unanimously.

Lot # 12030 Hearing Committee will be called into action.

Activities Committee:

August Yard of the Month winner is 14221 Pepperpine Drive!

Dog Dayz LLC would like to sell hotdogs in our neighborhood during the yard sale at the Coral Berry/Tar Flower park. Julie Morales made a motion to allow Dog Dayz LLC to sell hotdogs on the walking path across from the Coral Berry/Tar Flower park. Pam Hazel seconded the motion, the motion carried unanimously.

Costume Parade would like \$500.00 to purchase food and prizes. Walt Pilat made a motion to not exceed \$400.00 for the costume parade on 10/26/14, Pam Hazel seconded the motion. The motion passed unanimously.

Fall Festival would be held on 11/16/14 in the park. Pam Hazel made a motion to approve the Fall Festival budget not to exceed \$800.00. Susan Rose seconded the motion. The motion passed unanimously.

Adjournment:

Pam Hazel 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: October 13th, 2014

Upper Tampa Bay Library

Submitted by Julie Morales, HOA Secretary