

HOA at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Bay Regional Library
September 14, 2015

The meeting was called to order at 7:00pm and was properly noticed for the community.

Attendance: Board member in attendance included Susan Rose, Linda Jones Bailes. Walt Pilat and Sheryl Gomes in person and Julie Morales and Pam Hazel by telephone. Chuck Fuller was absent.

Meeting Minutes: Meeting Minutes from the August meeting were approved by motion made by Linda Bailes and seconded by Sheryl Gomes. Vote to approve was unanimous.

President's Report: None

Treasurer's Report: The Financial Report for August 31, 2015 was not available at the time of the meeting. There are 7 homeowners who owe more than one assessments and 19 homeowners owe one payment. The Collection report shows 17 homes in the attorney's review status. 14 are lender foreclosures, 0 HOA foreclosures, 0 Bankruptcies and 3 with Liens for non-payment of assessments. There are no action items in Collections at this time. The Treasurer's report as presented was approved by motion made by Linda Bailes and seconded by Susan Rose. The vote to approve the report was unanimous.

Manager's Report:

- List of Action items from July and August meetings
- Annual Meeting Notices are scheduled for mailing
- Transmitted multiple proposals for additional landscape work
- Still waiting for a proposal to re-attach light on column at entrance
- 8 foot gator was removed from the big lake (Lake 8)—following second report
- Community signs are being repainted
- We are looking for a new lighting company
- A Canary Palm has been lost along Westwood Lakes Blvd.
- TECO has indicated that there is a wait list for light pole replacement
- There will be staff changes associated with the closing of our current Valley Crest branch office
- ABM continues to ask for full payment for their last bill

Old Business:

- A gator complaint was reviewed---no action was approved
- An ABM bill for Sawgrass entrance modifications was reviewed. A motion to pay \$396 was made by Sheryl Gomes and seconded by Walt Pilat. The votes to approve included Walt Pilat, Susan Rose, Sheryl Gomes, Julie Morales and "no" votes were cast by Linda Bailes and Pam Hazel. Kelly Moran was encouraged to send photos documenting the conditions behind our refusal to pay \$4,632 of the final ABM bill.

New Business:

1. Valley Crest proposal for additional work on the Entrance, Egret Point and Cypress Glen for a total of \$5,977.99. Motion to approve was made by Walt Pilat and seconded by Susan Rose. Votes to approve were cast by Walt Pilat, Susan Rose, Julie Morales and Sheryl Gomes. No votes were cast by Linda Jones Bailes and Pam Hazel. Motion passed.
2. Valley Crest proposal for additional work on the irrigation at the front entrance totaling \$2,498.50. A motion to revisit this proposal next month was made by Walt Pilat and seconded by Sheryl Gomes. Vote to revisit this next month was unanimous.
3. Valley Crest proposal for additional work to remove and replace the Canary palm found on Westwood Lakes Blvd. at the cost of \$12,575.00 A motion was made NOT to replace the palm by Walt Pilat and seconded by Linda Jones Bailes. The vote was unanimous.
4. Valley Crest proposal for additional work to lower the bottle brush hedge at the cost of \$3,600.00. A motion to table this proposal for one month was made by Walt Pilat and seconded by Sheryl Gomes. Vote to table was unanimous.
5. Valley Crest proposal for additional work completing the tree trimming project at a cost of \$5,550.00. Motion to approve this project using the \$5,250 credit given to us at the time of the contract signing was made by Walt Pilat and seconded by Pam Hazel. Vote to approve was unanimous.
6. Proposal to Remove and Re-Install the Phone Entry System at the Sawgrass entrance for a cost of \$3,162.49 to be paid out of the Sawgrass Reserves. Motion to approve was made by Pam Hazel and seconded by Linda Bailes. Vote to approve was unanimous.

E&FP Candidates:

No E&FP cases at the final step this month. Reviewed status on existing cases.

Lot # 04045. Continuing lawn issues. Motion to move this property to the next step in the process was made by Walt Pilat and seconded by Linda Bailes. Vote to approve the move was unanimous.

Lot #4057. Violation has been closed

Budget Discussion:

Two separate budgets for 2016 have been circulated to the Board. There are significant differences between the budgets. One proposes a modest increase in the quarterly assessments while following a financial planning model that has been in use for a number of years. The other budget proposal took a different approach which included spending down some of the “excess” funds that we carry in our Operating account. There wasn’t sufficient time available to work through to any acceptable resolutions. A potential Special Board Meeting was mentioned but no dates were set. The Library was closing so the meeting ended.

Adjournment:

The meeting was adjourned at 9:00pm.

Next Meeting: October 12, 2015

Submitted by: Linda Jones Bailes