

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Library
October 13th, 2014

Meeting called to order at 7:02pm.
The meeting was properly noticed.

Attendance:

Board members in attendance were Susan Rose, Chuck Fuller, 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, 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:

Discussion regarding removal of a director. The option of the attorney is that Florida law requires us to have a vote of the community to remove a director.

Treasurer's Report:

Financial Report:

Operating Account: \$242,470.49
Reserve Fund: \$501,175.12
Under budget for year by \$22,286.90

Accounts Receivable: \$18,096.69

7 accounts owe more than one assessment (1.06%)
8 accounts owe one assessment

Collections:

22 accounts with the attorney:

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

Chuck Fuller made a motion to approve the Treasure's report, Susan Rose seconded the motion, motion passed unanimously.

Budget Review:

The Board reviewed and discussed the proposed budget. Pam Hazel made a motion to approve the annual budget as presented, Chuck Fuller seconded the motion, the motion carried unanimously.

Management Report:

The community saved \$2,853.23 on insurance renewal. Resource Property Management could not find additional companies to put up the holiday lights, as our community owns the lights. The Lakes Erosion Project should be complete by Halloween.

Board Action Items:

- Walt Pilat made a motion to use Evergreen to continue our lighting in the front entrance with the addition of 2 trees to cover all trees in the front entrance. Susan Rose seconded the motion. The motion passed unanimously.
- The Board is requesting that Resource Property Management send a letter to the landscaping vendor putting them on notice that we need immediate corrective action.

Review of E&FP Candidates:

Lot #4045 Pam Hazel made a motion to continue with the second letter in the E&FP. Linda Jones Bailes second the motion. The motion carried with Susan Rose, Linda Jones Bailes, Pam Hazel, Chuck Fuller, Michelle Cardenas, Julie Morales in favor, Walt Pilat opposed.

Lot # 12030 Susan Rose made a motion to table this property until November 15, 2014. Julie Morales seconded the motion. Susan Rose re-tracked her motion. Chuck Fuller made a motion to instate the fine at \$50/day up to \$1,000. Susan Rose seconded the motion. Linda Jones Bailes, Susan Rose, Chuck Fuller, Pam Hazel, Michelle Cardenas, and Walt Pilat were in favor, opposed was Julie Morales. The motion carried.

Lot # 7013 Pam Hazel made a motion to move the property to the first letter of E&FP. Linda Jones Bailes seconded the motion. The motion carried unanimously.

Lot # 12012 Pam Hazel made a motion to move the property to the first letter of E&FP. Michelle Cardenas seconded the motion. The motion carried unanimously.

Lot # 5016 Walt Pilat made a motion to move the property to the first letter of E&FP. Pam Hazel seconded the motion. The motion carried unanimously.

Activities Committee:

September Yard of the Month winner is 12516 Blazing Star Drive!

Adjournment:

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

Next Meeting: November 11th, 2014

Bayanihan Arts and Events Center

Submitted by Julie Morales, HOA Secretary