

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Special Meeting Minutes
Farnell Middle School Library
September 28, 2011

Call to Order/Establish Quorum:

President Linda Jones Bailes called the meeting to order at 7:07 PM. Present were Linda Jones Bailes, Chuck Fuller, Pam Hazel, Michelle Cardenas, Tim Delikat, Suzy Jackson and Walter Pilat. Bette Weseman, our community manager, was present. The meeting was properly noticed and a quorum of Directors was present.

Approval of Minutes:

As this was a special meeting to review Budget and Reserve Study items, there were no minutes to be reviewed.

Discussion:

APPROVAL/DISCUSSION OF HOA INSURANCE

1. The current policy will expire on 10/10/2011. A new invoice was just received and the BOD needed to approve payment on the 2012 policy.
2. Increase was 10% from 2011, from \$24,793 to \$26, 101.
3. Chuck Fuller made a motion to accept the proposal with the 10% increase, seconded by Michelle Cardenas and the vote to approve was unanimous.
4. Chuck Fuller made a motion that we contact the insurance company to change the policy dates to January of each year, beginning in 2013. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous. Tim Delikat will follow up.

2012 BUDGET DISCUSSION

1. Assessments will stay as is for homeowners.
2. Collection amounts balance almost completely.
3. Linda Jones Bailes would like to plan a dinner or some type of party for the people that volunteer to help out in the community. It was mentioned that it may not be a legitimate expense for the budget. This will be checked with Marielle Westerman.
4. More numbers from the Reserve Study will be needed to complete the Budget and Tim will prepare our questions for the Reserve Advisors so our changes can be considered. Tim and Bette will include the new numbers in the budget for October.
5. A final vote on the 2012 Budget will be taken at the Annual Meeting to be held in November.

RESERVE STUDY DISCUSSION

1. Every 2 years the Reserve Study is reviewed by the Board of Directors.
2. In the 2011 study, a million dollars was allocated for replacement of the entire irrigation system sometime in the future. This was removed as we would rather maintain the system as things need work. There will never be a time when we will spend a million dollars on the system at once.
3. The jogging trail will be scheduled for a mill and overlay rejuvenation before 2013. Therefore the line item of complete replacement of the jogging path is not needed in 2017.
4. There were questions about the measurement of Sawgrass streets and the actual length of the walking trail. This will be mentioned by Tim as he follows up with Reserve Advisors.
5. Monuments and lighting in the entrance are included in the Reserve Study.
6. Walter Pilat and Chuck Fuller asked that the inlet and outlet structures in the lakes/ponds be separated into two different line items. We have been able to keep the outlet structures in good shape with periodic minor repairs but the inlet structures will require more extensive repairs at various intervals.
7. At the end of 2026, repairs to erosion areas of most of the ponds will be finished. Tim will ask Reserve Advisors to reduce the repairs scheduled for every 2 years to be reduced to 500 linear feet rather than continuing on with 1000 linear feet.
8. Tim Delikat will collate our notes and comments and e-mail them to Reserve Advisors so we can get a corrected copy by the time to finalize the budget.

A motion was made by Pam Hazel and seconded by Chuck Fuller to adjourn the meeting at 9 PM. The vote to approve was unanimous.

Submitted by Pam Hazel, Secretary