

The Homeowners Association at Westwood Lakes, Inc.
Annual Meeting Minutes
November 12, 2013
Bayanihan Cultural Center
14301 Nine Eagles Drive, Tampa, FL 33626



CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 7:07 PM by Linda Jones Bailes. The roll call identified the Board members present as: Linda Jones Bailes, Walter Pilat, Chuck Fuller, Pam Hazel, Tim Delikat, Susan Rose and Michelle Cardenas as well as Community Association Manager, Jill Ellis. A quorum of homeowners was present. The meeting was properly noticed.

APPROVAL OF THE MINUTES:

By motion made by Linda Jaqua, seconded by Bob Casar, and a unanimous vote, the minutes from the 2012 Annual Meeting were approved.

RECOGNITION OF COMMUNITY VOLUNTEERS:

President Bailes asked community volunteers to stand and be recognized. They were thanked for their community service.

REPORTS:

PRESIDENT'S REPORT: President Bailes also thanked Jill Ellis and the property management team from Resource Property Management. Board members were identified and thanked for their service. Marielle Westerman, Legal Counsel, was present and available for questions. The community was updated on BOD accomplishments over the past year, with emphasis on the updated Guidelines, the Rules about Communicating at BOD meetings and the current solid financial status, which results again in no increases in HOA fees and the fully funded Reserves. In addition two benches have been placed along the walking path after years of requests! There is still lots of work to do and President Bailes again asked for more attendance at meetings and more volunteers to work on committees.

TREASURERS REPORT:

Tim Delikat, our Treasurer, reported on the community financial picture for the last time. Tim will be resigning as HOA Treasurer. Thanks for a great job, Tim!! He thanked Resource Property Management for providing financial reports in a very timely manner. Also, our financial statements received an Unqualified Opinion which is the highest that can be received. Copies of the annual audit were available to members of the audience.

As of the November financial report, we are under budget by \$31,024 with a Reserve Balance of \$503,059. Fifteen homeowners owe more than one assessment and eighty-five owe the October assessment only. Twenty-nine homes are in attorney status. Twenty-one of these are bank foreclosures, two of these are HOA foreclosures, one of these is in bankruptcy and 5 are for non-payment of assessments with liens placed.

The vote to move excess funds from 2013 to next year's budget passed with a motion to accept by Tim Delikat, seconded by Pam Hazel and passed by a vote of 187 in favor to 0 opposed.

A motion was made by Michelle Cardenas, seconded by Linda Jones Bailes to approve the 2014 budget. The vote to approve was unanimous.

A motion to approve the Treasurer's Report was made by Susan Rose, seconded by Chuck Fuller and passed unanimously.

LAKES COMMITTEE REPORT:

Lakes Committee report was given by Walt Pilat.

ACC COMMITTEE:

Pam Hazel gave the ACC Committee report. A motion was made by John Jaqua to nominate Sheryl Gomes to the ACC Committee after her year of 'training', the motion was seconded by Michelle Cardenas and the vote to approve was unanimous. Sheryl is now a full member of the ACC Committee.

LANDSCAPE COMMITTEE:

Landscape Committee report was given by Walt Pilat.

ACTIVITIES COMMITTEE:

Activities Committee report was given by Susan Rose.

ELECTION:

Nominations for the open BOD positions were made from the floor. Sheryl Gomes nominated herself. As previously announced, Pam Hazel, Julie Morales and Walter Pilat were also running for the three open positions. Votes were turned in and a motion was made by Michelle Cardenas and seconded by Anthony Ditroya to close nominations. The vote to approve was unanimous. Residents of the community voted by ballot. John Jaqua made a motion to close the balloting and the motion was seconded by Michelle Cardenas. The vote to approve was unanimous. After counting the ballots, Pam Hazel, Walt Pilat and Julie Morales were elected to the Board of Directors.

NEW BUSINESS/COMMUNITY COMMENTS: The issues of fireworks and fire ants were discussed as the community has concerns about both issues. The members of the BOD explained the status of each item and how they are being addressed. A concern was also raised about renters in the community and how they were being monitored as to following our ACC Guidelines about keeping the properties in appropriate condition. Homeowners are still responsible for the upkeep of their homes even if renters are living on the property.

The meeting was adjourned at 9:00PM by a motion from Anthony Detroya, a second by Michelle Cardenas and a unanimous vote.

Submitted by Pam Hazel, Secretary