

The Homeowners Association at Westwood Lakes, Inc.

Board of Directors Meeting Minutes

August 4, 2009, 7:00 PM

**Upper Tampa Bay Regional Library
Tampa, FL**

1. CALL TO ORDER/ESTABLISH QUORUM

John Vidmar, Vice President, calls the meeting to order at 7:00P.

Board Members present include: John Vidmar, Tim Delikat, Jill Hammor, Rosemary Scalzo, Linda Jones-Bailes, and Anne Cerniglio. Staff present: Bette Weseman, CAM. Directors absent: Yvette Blonski.

2. APPROVAL OF MINUTES

Corrected minutes of June 9, 2009. Motion by Jill Hammor/second by Tim Delikat to approve the corrected minutes. Approved.

Minutes of July 14, 2009. Motion by Rosemary Scalzo/second by Tim Delikat to approve the minutes as submitted and to waive the reading of said minutes. Approved.

3. PRESIDENT'S REPORT None in the absence of President Blonski.

4. TREASURER'S REPORT: Tim Delikat indicates due to meeting occurring one week early, July financials not yet completed. Brief overview as to financial status of the HOA including delinquency report. Discussion regarding investigation of filing claims in Small Claims Court in an effort to collect on some delinquent accounts. After discussion with Brudny & Rabin, Tim will report at next meeting on best course of action.

5. COMMITTEE REPORTS

A. Lakes Committee

Jill Hammor informs Board that Lake Masters visited site three times in July (contracted for 2 visits per month) with the first being entirely devoted to debris removal. It could take several weeks before we see improvement in some lakes as a result of herbicide application and the type of weed treated.

B. Landscaping Committee

John Vidmar reports on various Landscaping projects including a bid for new pines at Deer Run to replace dead trees, treatment/cutting of Canary palms along WWL Blvd., and obtaining a list of potential annual choices for the entranceway. Noted is a dying pine tree just West of Sawgrass entrance.

C. Newsletter

Rosemary Scalzo indicated deadline for next newsletter is Sept. 10

D. ACC

See minutes for Board actions.

E. Legal Committee

No action

6. BUSINESS

A. Annual Meeting Planning

Discussion regarding timeline submitted by Bette Weseman. Motion by Linda Jones-Bailes/second by John Vidmar to adopt timeline as submitted.

B. Mailbox Replacements

Discussion had regarding mailbox replacements. Motion by Rosemary Scalzo/second by Tim Delikat to transition to new mailbox from Creative Mailbox with make, model, serial # to be provided by vendor. Anne Cerniglio amends motion with the option to keep white mailbox as currently installed-can be replaced with white. Amendment accepted by Mrs. Scalzo/Mr. Delikat. Anne Cerniglio, Tim Delikat, Rosemary Scalzo, Jill Hammor, and John Vidmar in favor. Linda Jones-Bailes opposed.

Creative Mailbox will extend an introductory price of \$250/house single mailbox, \$220/house double mailbox through 1/31/10 including removal of old and installation of new mailbox.

C. Proposed Amendment to Bylaws

Discussion had regarding changes to proposed amendment. Motion by John Vidmar/second by Jill Hammor to approve amendment to Bylaws with current changes for inclusion in the Annual Meeting packet. Approved.

D. Funding for Fall Festival

Motion made by Jill Hammor/ second by John Vidmar to approve funds not to exceed \$650.00 for the Fall Festival. Approved.

E. Tree in park-memorial

In memoriam to a former WWL volunteer who recently passed away after a long illness, a tree was donated on his behalf and will be planted in Westwood Lakes Park "In honor of Brad Donahue and his efforts to make the community a better place." Motion made by John Vidmar/second by Anne Cerniglio. Approved.

7. MANAGER'S REPORT

Bette Weseman gives a synopsis of her manager's report. Of note, the Florida Legislature recently passed SB2080 which states that "A deed restriction or covenant may not prohibit or be enforced so as to prohibit any property owner from implementing Florida-friendly landscaping. Rosemary Scalzo will investigate alternatives.

8. OPEN SESSION

Linda Jones-Bailes again questions Legal Committee, bills from Atty. John Finch and ongoing litigation.

Stuart Berney suggested adoption of a long-range planning committee and would volunteer his services on such a committee.

9. ADJOURNMENT

Motion made by John Vidmar/second Tim Delikat to adjourn the meeting at 8:46P.

Approved.

Respectfully submitted,

Jill Hammoor, Secretary