

The Homeowners Association at Westwood Lakes, Inc.

Board of Directors Meeting Minutes

September 8, 2009, 7:00 PM

Upper Tampa Bay Regional Library

Tampa, FL

1. CALL TO ORDER/ESTABLISH QUORUM

Yvette Blonski, President, calls the meeting to order at 7:00P.

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

Directors absent: Anne Cerniglio and John Vidmar.

2. APPROVAL OF MINUTES

Minutes of August 4, 2009. Motion by Jill Hammor/second by Linda Jones-Bailes to approve the minutes as submitted and to waive the reading of said minutes.

Approved unanimously.

3. PRESIDENT'S REPORT

None.

4. TREASURER'S REPORT

Tim Delikat provides brief overview of financial status of the HOA. Of significance, 33 accounts are under Attorney status with 8 homes having liens placed by the HOA and 21 homes in foreclosure.

A homeowner has requested a late fee waiver because check was mangled in the mail. Motion by Tim Delikat/second Jill Hammor to waive fee pending production of the mangled letter. Linda Jones-Bailes amends the motion to waive the fee on a one time basis. Tim accepts the amendment. Motion passes with Yvette Blonski opposed.

Discussion is had regarding individual homeowner cases of non-payment of assessments and non-response to previous letters requesting payment.

14622 Coral Berry Drive - Motion by Tim Delikat/second Jill Hammor to send a final demand letter both certified and general mail demanding payment within 30 days with the option of a payment plan. If no response, the HOA will initiate foreclosure proceedings. Linda Jones-Bailes requests amending the time limit to 15 days. Tim accepts the amendment. Motion passes with Yvette Blonski opposed.

12517 Blazing Star – Motion by Tim Delikat/second Jill Hammor to send a final demand letter both certified and general mail demanding payment within 15 days with the option of a payment plan. If no response, the HOA will initiate foreclosure proceedings. Motion passes with Yvette Blonski opposed.

12564 Leatherleaf - Motion by Tim Delikat/second Jill Hammor to send a final demand letter both certified and general mail demanding payment within 15 days with the option of a payment plan. If no response, the HOA will initiate foreclosure proceedings. Motion passes with Yvette Blonski opposed.

Linda Jones-Bailes will explore other options to foreclosure/collection proceedings that do not require the use of an Attorney.

5. COMMITTEE REPORTS

A. Lakes Committee

Jill Hammor informs Board that Lake 14 had a substantial fish kill precipitated by low levels of oxygen in the lake due to high heat conditions and the size of the fish.

Approval of proposal to make path between ponds 9 and 10. Tabled.

B. Landscaping Committee

In the absence of John Vidmar, Bette reports on landscaping issues.

Approval of proposal to remove deadwood from trees along WWL Blvd. Motion by Jill Hammor/second Linda Jones-Bailes to approve Raymow proposal of \$2850.00 to remove same. Approved unanimously.

Bette requests direction regarding the planting beds near the park wherein the plants are being devoured by deer. After discussion, she will direct Raymow to remove dead plants and leave beds mulched only.

Homeowner reports that the inside portion of Sawgrass entrance looks poor though plants were recently installed there. Bette will assess with Jacob from Raymow and report back.

C. Newsletter

Rosemary Scalzo indicated deadline for next newsletter will be extended to allow for Annual Meeting info and candidate bios to be included.

D. ACC

See minutes for Board actions.

E. Legal Committee

Tim Delikat reports that Attorney John Finch had passed away. Records will be retrieved from his office when all items are accounted for.

Search for new representation regarding pending litigation includes a recommendation, courtesy of Attorney Jon Ellis, of the firm of Gray, Robinson. A Closed Board meeting will be scheduled in the near future to discuss pending litigation.

6. OLD BUSINESS

A. Annual Meeting Planning

Discussion had regarding the handling of proxies as the current Secretary of the HOA is up for re-election. In the event that Yvette Blonski is not in attendance, John Vidmar will be requested to serve as proxy holder. If he declines, Tim Delikat will serve as proxy holder.

B. Legal Committee – establishment/authority. Tabled.

7. NEW BUSINESS

A. Dissolution of Legal Committee – Tabled due to absence of John Vidmar

B. Review of first draft of proposed 2010 budget and discussion of proposed projects: replace lamps at front entrance monument; repairs to front monument columns

Discussion had regarding reserve study findings including the newly included reserve funds for replacement of the entire irrigation system. Further investigation into this line item will be made and brought to next meeting.

C. Website Administration

Anne Cerniglio will be contacted and requested to train others on access, posting, etc.

D. Discuss need for and establishment of a Strategic Planning Committee

Tabled – Item was suggested by Stuart Berney who is not in attendance this evening. He will be requested to attend next meeting and to bring suggested scope of work, timelines, etc.

8. MANAGER'S REPORT

Bette Weseman gives a synopsis of her manager's report. Of note, the Community Garage Sale is scheduled for 10/17/09 and the Fall Fest is scheduled for 10/24/09.

9. ADJOURNMENT

Motion made by Yvette Blonski/second Jill Hammor to adjourn the meeting at 8:36P. Approved.

Respectfully submitted,
Jill Hammor, Secretary