

The Homeowners Association at Westwood Lakes, Inc.

Board of Directors Meeting Minutes

October 13, 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 7:03P.

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

2. APPROVAL OF MINUTES

Minutes of September 8, 2009. Motion by Jill Hammoor/second by John Vidmar to approve the minutes as submitted and to waive the reading of said minutes.

Approved unanimously.

3. 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.

There has been no reply to final demand letters sent to homeowners Allen and Mohammad. As such, foreclosure proceedings will be initiated on those homes. Chengarian at 14517 Corkwood Drive owe over \$1,000.00 in assessments. Motion by Yvette Blonski/second by Tim Delikat to send a letter a final demand letter demanding payment within 15 days. If there is no response from the homeowner, foreclosure proceedings will be initiated. Approved unanimously.

Linda Jones-Bailes reports that her research into a less expensive alternative to foreclosure process utilizing an Attorney has yielded few results. After discussion, Linda and Tim will work with Resource Property Management to augment the first collection letter to include an outline of potential fees accruing as past due status increases.

6. NEW BUSINESS - Yvette Blonski requests moving Item 6.1 and 6.2 up on the Agenda as she must leave the meeting at 7:45P

1. Review proposed 2010 Budget

Discussion ensues on the Budget specifically pertaining to Reserve expenditures for the irrigation system which was just added to recent Reserve study. A rough estimate had been obtained from Raymow for around 900,000 to replace the entire irrigation system as an alternative to the 1.2 million estimated in the Reserve Study. After considerable discussion, John Vidmar motions to fund \$400,000 for irrigation replacement per the Reserve Study. Yvette Blonski amends the motion to read UP TO \$400,000 funding. John Vidmar accepts the amendment, Yvette Blonski seconds. Approved unanimously.

2. Set Maintenance fee for 2010
With all discussion items completed regarding 2010 Budget, motion by Anne Cerniglio/second by John Vidmar to keep the maintenance fees for 2010 the same as 2009. Approved unanimously.
4. COMMITTEE REPORTS
 - A. Lakes Committee
Jill Hammor gives update on Lakes Committee continuing to monitor new vendor performance.
Motion by Jill Hammor/second by Anne Cerniglio requesting an amount not to exceed \$200.00 for the purchase of aquatic plant identifying books for the Committee members. Approved unanimously.
 - B. Landscaping Committee
John Vidmar reports on landscaping issues with Raymow. Motion by Anne Cerniglio/second Linda Jones-Bailes that John Vidmar will be responsible for negotiating with Raymow to trade off grass cutting in the cooler months for clearing overgrowth/common area encroachment around the community.
Unanimous.
 - C. Newsletter
Rosemary Scalzo reports that the latest publication of the Town Crier should have arrived in mailboxes.
 - D. ACC Committee Report
See minutes for agenda items
 - E. Legal Committee
 1. Approve lawyer for counter claim
Motion by Tim Delikat/second Anne Cerniglio to approve Attorney Dan Anderson of Robbins Equitas to represent Westwood Lakes in the counter claim against Property Group of Central Florida due to the recent death of John Finch. Discussion ensues and it is explained that Answers to Interrogatories are due imminently which required the immediate hiring of new representation. Tim Delikat, John Vidmar, Jill Hammor, Anne Cerniglio, and Rosemary Scalzo in favor. Linda Jones-Bailes opposed.
5. OLD BUSINESS
 1. Annual Meeting Planning
Review of package to be sent to homeowners with information pertaining to the Annual Meeting.
6. NEW BUSINESS – Resume remaining agenda item
 3. Strategic Planning Committee
Stuart Berney discussed outline of proposed future projects such as expansion of the front entrance wall to be placed for discussion and budgetary consideration. For consideration, the Board would need written proposals for such projects. Stuart suggests that this discussion be placed on the annual meeting agenda for discussion at the meeting. To be determined by Board.

7. MANAGER'S REPORT

Bette Weseman gives an overview of the report. Bette and Linda will work on a letter to be sent to 3-4 homes to remind the homeowners to address outstanding maintenance issues on their homes.

Tree planting in honor of resident Brad Donohue to take place on October 29, 2009 at Westwood Lakes park.

8. ADJOURNMENT

Motion by Anne Cerniglio/second by John Vidmar to adjourn the meeting at 8:42P.
Unanimous.

Submitted by:
Jill Hammoor
Secretary, HOA at Westwood Lakes