

The Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
January 12, 2010, 7:00 PM
Upper Tampa Bay Regional Library
Tampa, FL

1. CALL TO ORDER/ESTABLISH QUORUM

John Vidmar, President calls meeting to order at 7:06 PM

Board Members present include: John Vidmar, Linda Jones Bailes, Yvette Blonski, Chuck Fuller, Suzy Jackson, Tim Delikat and Rosemary Scalzo. Staff present: Bette Weseman, CAM

2. APPROVAL OF MINUTES

October 29, 2009 Minutes: Motion to approve as written by Yvette Blonski/Second by Suzy Jackson by unanimous vote. November 10, 2009 Organizational meeting Minutes: Motion to approve as written by Yvette Blonski/Second by Rosemary Scalzo by unanimous vote.

3. TREASURER'S REPORT

Tim Delikat provides a brief overview of financial status. Currently, 27 homeowners owe more than one assessment and 12 homeowners owe one assessment. 35 homes are in the hands of the attorneys including 22 in bank foreclosure, 2 in HOA foreclosure and 7 with liens placed against them. Four homes are currently approved for foreclosure: 14517 Corkwood (Chengerian), 14622 Coral Berry (Allen), 12564 Leatherleaf (Beck) and 12517 Blazing Star (Mohammad). Approval to send the Final Demand Letter re HOA Foreclosure was secured by unanimous vote as follows: 14404 Pepperpine (Simon) by Motion of Tim Delikat/Second by Chuck Fuller 14821 Coral Berry (Lombardi) by Motion of Tim Delikat/Second by Yvette Blonski Request to reduce costs associated with 14820 Coral Berry recently purchased by Mr and Mrs Daumeyer was discussed and reduced from \$1,344.46 to \$1027.32 by Motion of Chuck Fuller /Seconded by Tim Delikat. Payment in full of the balance is due within 30 days as part of the Motion.

4. COMMITTEE REPORTS

LAKES- Yvette Blonski volunteered to be Board Liaison to Lakes Committee

See OLD BUSINESS -ITEM A—Access to Lake 10

In the original design of the community, no dedicated access was planned for Lake 10. Discussions with key homeowners have resulted in an agreement that the lake can be maintained by individuals using nothing more than backpacks. It will not be possible for boats or any large machines to gain access to Lake 10. Our property manager was asked to write a letter to all homeowners requesting cooperation is getting access. Bette was also asked to look into any and all legal options available to us for gaining access to maintain the lake area. Authorization to prepare the letter was by Motion of Yvette Blonski/Second by Suzy Jackson. Vote was unanimous.

LANDSCAPING-- Chuck Fuller is Board Liaison . Plans are in place to meet with John Vidmar, Bette Weseman and the Raymow representative. No report available.

NEWSLETTER—Rosemary Scalzo is Board Liaison. Articles are needed for the newsletter and there are always a few days of extra time beyond the published “due date”.

ACC-- See item 2 in NEW BUSINESS A need for a complete new set of community guidelines has existed for some time. A sample of potential new guidelines has been provided by our attorney. Samples of guidelines from other HOAs are also available as resources. Chuck Fuller has expressed an opinion that it is time for homeowners to, once again, take responsibility for the ACC. Chuck Fuller and Linda Jones Bailes agreed to co-chair the effort to build a new ACC and coordinate the creation of new guidelines for WWL.

LEGAL COMMITTEE—President John Vidmar replaced Rosemary Scalzo as a member of the committee. Yvette Blonski and Tim Delikat remain on the committee. John Vidmar requested that the discussion regarding the continuing existence of the Legal Committee be postponed until a later date. That request was approved by the Board.

5. OLD BUSINESS- Access to Lake 10... see above

6. NEW BUSINESS—Spring Fling Funding- Proposed date is March 2010. Funding at the budgeted amount of \$600 was unanimously approved based on a Motion by Yvette Blonski/Second by Chuck Fuller

Begin Work on ACC Guidelines—see above

Website Transfer to At Home Net—Bernie Emden, a previous homeowner has donated the cost of the website domain to WWL for many years. He has volunteered to transfer the name to the HOA at the end of January. After review a decision was made to hire At Home Net.com as host for our web site and to provide administrative services. Suzy Jackson volunteered to assist Bette Weseman in making the transition and setting up our new site. A number of comments were made urging care to ensure that our archived records would be preserved. Decision to make the change was unanimous.

7. MANAGERS REPORT -- Mailboxes—Prices on the double mailbox have been reduced. No single mailboxes will be sold to individuals who currently have double mailboxes. Homeowners have expressed concern about the comments made in the Town Crier article suggesting that the black mailboxes might become mandatory in the future. The Board clearly stated that the black mailboxes will not be made mandatory. A statement to that effect will be published in the next issue of the Town Crier. Mailboxes must have the approval of the US Postal Service.

Stone Column in Entryway- Column is leaning and the first report suggests that the soil is falling away and an unknown animal has taken up residence inside. It might not be possible to save the stones and replacing them might not match the other columns. Potential cost \$5000. More bids will be sought.

Insurance Risk Management Inspection- Items identified for action following a renewal time report. Property Manager has followed up on topics identified.

8. ADJOURNMENT-- 8:25PM

Submitted by:
Linda Jones Bailes
Secretary, HOA at Westwood Lakes

The Homeowners Association at Westwood Lakes, Inc.
Special Board of Directors Meeting . Minutes
February 23 2010, 7:00 PM
Upper Tampa Bay Regional Library
Tampa, FL

Call to Order by President John Vidmar at 7:00pm

Quorum was established by active roll call:

Present were: Yvette Blonski, Linda Jones Bailes, Tim Delikat, Chuck Fuller, Suzy Jackson, Rosemary Scalzo and John Vidmar.

Staff: Bette Weseman, CAM

John Vidmar requested a Motion be made regarding the offer of a settlement between the Property Group of Central Florida and the Homeowners Association at Westwood Lakes: Chuck Fuller offered the following:

I move to authorize the preparation of a check in the amount of \$50,250 payable to The Property Group of Central Florida, Inc with funds being paid out of the Operating Account. In addition to the money being paid by the Westwood Lakes HOA, our insurance company has agreed to contribute \$29,750 to the settlement which brings the total payment to \$80,000. These funds will be forwarded to the Property Management Group of Central Florida, Inc on or before the required due date of March 1, 2010. The counter suit filed by the WWL HOA shall be dismissed as part of this agreement. All court papers in support of this agreement shall be signed immediately and filed with the court.

Motion was seconded by Linda Jones Bailes.

Vote: 6 yeas and 1 nea by Rosemary Scalzo.

Motion was passed.

Tim Delikat moved that:

Up to \$20,000 be available from our Reserve account to be used, if necessary, to cover short term expenses until additional money is brought into the Operating account through our quarterly fee income. Any funds used from the Reserve account will be returned to that account as quickly as possible.

Chuck fuller seconded that Motion

Vote was unanimous

Questions from the homeowners in attendance were heard. Since this meeting was called specifically to deal with the passage of law suit related motions, detailed discussions and answers were deferred to our next regularly scheduled meeting.

Motion to adjourn at 7:25 pm was made by Linda Jones Bailes and seconded by Chuck Fuller.

Our next meeting is scheduled for March 9, 2010.

Respectfully submitted,
Linda Jones Bailes, Secretary