

HOA AT WESTWOOD LAKES  
BOARD OF DIRECTORS MEETING

April 13, 2010

Upper Tampa Bay Regional Library

Minutes of the Meeting

Meeting was called to Order by President John Vidmar at 7:13 pm  
Quorum was established: Present were Linda Jones Bailes, Tim Delicat,  
Suzy Jackson, Rosemary Scalzo and John Vidmar.

Absent: Yvette Blonski and Chuck Fuller

Bette Weseman, CAM was present

Minutes of the March 9<sup>th</sup> Meeting were approved as amended by motion of  
Suzy Jackson and second by Rosemary Scalzo.

Treasurer's Report:

The Independent Audit Report was reviewed and deemed to have gone very well. Owners may receive a copy of the Report by requesting same from the property manager.

We are currently over budget by approximately \$30,000 due to the payment of the settlement of the lawsuit but we have not had to use any of the money approved from our Reserves to be used to supplement our Operating receipts in case of a short fall. Twenty-six homeowners are behind for more than one assessments and eight homeowners owe one assessment. Thirty-four homes are in the hands of our attorneys with twenty one in bank foreclosure, two being foreclosed by the HOA and eleven for non-payment of assessments and fees.

A final Demand letter was approved against Lot 14010 wherein over \$1100 is owed. As part of the motion, it was stated that if there is no response to this letter, the HOA will initiate foreclosure proceedings. Motion to approve by Tim and seconded by Linda Jones Bailes. Motion passed unanimously. Motion to approve Treasurer's Report was made by Rosemary Scalzo and seconded by Suzy Jackson. Passed Unanimously.

President's Report:

John Vidmar mentioned the Closed Board Meeting that had taken place earlier that evening with one of our attorneys. Progress is being made in moving closer to a settlement.

Committee Reports:

Lakes Committee identified that it was time for the fire ant treatment. In addition, some grass needs to be replaced on some of the banks to the ponds. Requested to get a price for hydroseeding.

Landscaping:

Chuck Fuller has met with Jason from Raymow. The pine straw (mulch) is coming soon. Homeowners identified that trees need to be trimmed around the Westwood Lakes Blvd. walk way. Limbs are too low. Shrub maintenance is badly needed at a home in foreclosure on Leatherleaf. Neighbors are volunteering to cut the grass.

Newsletter:

June is the next issue. Deadline for articles is May 10<sup>th</sup>.

ACC:

No traction to date on comprehensive set of Guidelines. One homeowner has volunteered and will be contacted.

Legal Committee:

John Vidmar suggested that it was time to discontinue the Legal Committee. Motion was made by Linda Jones Bailes and seconded by Suzy Jackson. Discussion followed and was open to the homeowners. Vote on motion was as follows: Linda Jones Bailes, Suzy Jackson and John Vidmar voted "Yes" and Tim Delicat and Rosemary Scalzo voted "No" Motion passed.

Old Business:

a) Following a discussion, it was decided not to cancel our Peak 10 contract while a law suit was in process.

b) Access to Lake 10 continues to be a significant issue. Our attorney has prepared an initial evaluation of the issues and had provided a lot of data. After discussion a motion was made to have a specific portion of the area in question surveyed. Motion was made to proceed with the survey by Suzy Jackson and seconded by Rosemary Scalzo. Motion passed unanimously. Prior to having the survey done, we will be checking with Swiftmud to ensure that the land in question could be used for access.

c) Due to the potentially dangerous condition presented by our leaning front column, an emergency vote to make the repair was taken by email. The repair was successful, A motion to ratify the email vote was made by Rosemary Scalzo and seconded by Tim Delicat. Motion passed unanimously.

New Business:

a) Homeowners at 12509 Deerberry requested that a grate be put on the storm drains in front of their home. Previous grates have been installed at the homeowner's expense. Request was made to Bette Weseman, our CAM, to research prices for this type of grate. Motion by Rosemary Scalzo and second by Linda Jones Bailes. Approved unanimously.

b) Amendment to Declarations re Fencing:

Considerable discussion took place regarding the possibility of acquiring the 90% of all homeowners required to make a change to our Declarations regarding fencing. A request has been made to permit the replacement of the green chain link fence that is designated for use in front of conservation areas at the rear of our homes with a black aluminum (faux wrought iron looking) fence. Rosemary Scalzo plans to write an article for the next Town Crier to assess homeowner interest in trying to make this change.

c) Rosemary Scalzo is proposing that we purchase new lights for the entrance to the community. Homeowners present had a mixed reaction to replacement at this time. Questions were also raised about cleaning or possibly repainting the front wall. Additional comments were made about the possible need for working on the signs to the individual communities. More discussion will take place in the future.

Manager's Report:

Some homes and fences need work. Bette is seeking direction on how far she should push to have homes painted and fences repaired and/or stained. The discussion about street parking continues. Except for the streets in Sawgrass, the county owns all other streets within Westwood Lakes and county rules shall be enforced. The damage done to the grass in front of our community has raised the need for "NO PARKING" signs along Nine Eagles. We will be looking to improve that situation in the near future.

Meeting was adjourned by unanimous vote at 8:48 pm

Submitted by Linda Jones Bailes, Secretary