

HOA AT WESTWOOD LAKES  
BOARD OF DIRECTORS MEETING

May 11, 2010

7:00 pm

Bayanihan Arts and Events Center

Meeting was called to order at 7:00 pm by Vice President Yvette Blonski. A quorum was established.

Present were: Linda Jones Bailes, Yvette Blonski, Tim Delicat, Chuck Fuller, Suzy Jackson and Rosemary Scalzo

Absent: John Vidmar (resigned as of May 10, 2010)

Present was: Bette Weseman, CAM, representing our property management company

Minutes of the April 13<sup>th</sup> meeting were approved as amended and typo corrected. Motion to approve by Yvette Blonski, second by Rosemary Scalzo.

Treasurer's Report:

Follow-up to a question from last month's meeting clarified that the reserve information in question was focused on walking paths vs. streets. Balances were identified and we are currently over budget by \$23,251. That number should continue to become lower as the year progresses. Twenty-nine homeowners owe more than one assessment and 72 owe one assessment.

Collection Matter: Lot 08002 has gone into foreclosure and will be up for bid. The Association or a third party can bid and take title to the home. During the time prior to the lender's foreclosure, it is hoped that the Association will recoup some or all of the money owed to us. Lot 06013 owes the Association \$2868 and has been served. Despite repeated efforts to communicate with the homeowner, there has been no response until legal service occurred. Communication from the homeowner indicated that he was willing to pay no more than \$1475.26 of the \$2868 owed. Following extensive discussion, a Motion was made by Chuck Fuller to permit a payment plan to repay the entire \$2868. The motion included: a payment of \$500 within the next 10 days, followed by monthly payments of \$150 due and payable by the 5<sup>th</sup> of the month. As long as these payments are made as specified, we will waive all future late fees and future interest payments. If any payments are missed or late, all late fees and interest fees will resume and be added to the total amount due. Motion was passed unanimously.

The treasurer's report was accepted with thanks.

President's Report:

Yvette Blonski reported the resignation of John Vidmar. Yvette indicated that the Board accepted John's resignation with great sadness and expressed the Board's appreciation for his contributions. Ms. Blonski requested that volunteers for the open Board position submit resumés to Bette Weseman so that a replacement can be voted on at the next Board meeting. A report has been made to the local police due to a threat that has been made against Annie Cerniglia, a previous Board Member. Members of the Board voiced unanimous protest against the threat and hope that the police will resolve the situation.

#### Committee Reports:

Lake: no formal report was presented. The lake summary report was shared with the Board. Chuck Fuller identified that the hydro-seeding is not viewed as a successful option for the reseeding that is needed. Lake 18 appears to have aquatic plants in abundance.

Landscaping: Jacob (Raymow), Bette and Chuck meet on the first Tuesday of the month to assess the condition of the property. Chuck Fuller pointed out that the trees still need trimming. He is monitoring the situation. A motion to accept the proposal from Raymow to provide and install new plants on the Weeping Elm Island North and South was accepted with the modification of the guarantee provided on the proposal. Motion passed unanimously.

Newsletter: Rosemary Scalzo identified that the deadline for the next newsletter is May 20<sup>th</sup>.

ACC: The updated Guidelines need to be written to reflect the standards for our community. Linda Jones Bailes identified that she has sample information from the Westchase Guidelines and requested that Chuck Fuller provide the Waterchase Guidelines to her. There is a possibility of using an outside organization to complete the task. There wasn't interest in pursuing that option due to the costs involved.

#### BUSINESS:

1. Review of proposals to pressure wash multiple areas of the property. Motion to accept the proposal submitted by Scrubbing Bubbles was made by Suzy Jackson and seconded by Linda Jones Bailes. Vote to approve was unanimous.
2. Discussion regarding the potential replacement of lighting at the entrance to the community. Rosemary Scalzo was asked to begin planning for this project. A motion was made to table the discussion until a budget planning session focused on next year's budget. Motion passed unanimously.
3. Summer schedule was determined to be: June 8<sup>th</sup>, July 13<sup>th</sup> and August 10<sup>th</sup>.
4. Discussion regarding the potential for making changes to the Declarations associated with Fences. Decision was made to table further discussion on this topic.

#### MANAGERS REPORT:

The leak on Westwood Lakes Blvd. has been found and fixed. It involved a leak in the irrigation system. The county will fix the roadway. There is a broken pipe in pond 18 behind the ball field. The estimate to fix it is \$375 and by motion made by Chuck Fuller and seconded by Suzy Jackson the job was authorized. Vote to approve was unanimous. The issue about adding grates to the sewer system in Sawgrass was tabled. Prices are being sought. The existing grates in Sawgrass were paid for by individual homeowners in the past. The Garage Sale is planned for May 15<sup>th</sup> and Chuck Fuller will hang the signs for the sale. It was confirmed that tree and foliage trimming on your own property up to the property line is permitted. Removal of those trimmings is the responsibility of the homeowner. Comments regarding the mosquitoes: Calling Hillsborough County mosquito control can be effective especially if many neighbors all call.

Comments were welcomed from the observers at the meeting.

8:27 Yvette Blonski made a motion to adjourn. Seconded by Rosemary Scalzo.  
Approved by unanimous vote.

Submitted by:  
Linda Jones Bailes