

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Upper Tampa Bay Regional Library
July 12, 2011

Call to Order/Establish Quorum:

President Linda Bailes called the meeting to order at 7:06PM. Present were Linda Junes Bailes, Chuck Fuller, Tim Delikat, and Walter Pilat. Board members Michelle Cardenas, Pam Hazel, and Suzy Jackson were not present but would be joining the meeting via conference calls for discussions and voting during the unfinished business portion of the meeting. Bette Weseman, our community manager, Mariell Westerman, our community attorney and several residents were also in attendance. The meeting was properly noticed and a quorum of directors was present.

Approval of Minutes:

The June 14, 2011 minutes were approved. Motion by: Linda Jones Bailes and second by Tim Delikat, The vote to approve was unanimous.

President's Report:

President Bailes explained that due to the anticipated amount discussions later in the meeting there would be no President's Report for the month of July.

Treasurer's Report:

Treasurer Tim Delikat provided the following information as part of the treasurer's report:

Balances: Operating: \$106,086 Reserves: \$532,087
Accounts Receivable: \$33,951
Over/Under Budget: (-\$14,396)

Homes owing more than one assessment:	17 (2.6%)
Number of Homes owing one assessment:	9
Homes in Attorney Review Status:	27
Homes in Foreclosure (Lending Inst):	20
Homes in HOA Foreclosure:	2
Homes with Liens:	5

Delinquent Homeowner Accounts:

1. Lot 04009 – Motion by Tim Delikat second by Chuck Fuller. Authorize attorney to move forward with foreclosure process. Passed: Unanimous
2. Lot 04073 – Monitor current lender foreclosure
3. Lot 18003 – ROITFL (Reminder of Intent to File Lien) sent for \$1,377. Recommendation, if no response to proceed to HOA foreclosure.
4. Lot 10010 – Send ROITFL
5. Lot 08002 – Monitor current lender foreclosure
6. Lot 11019 – Current balance \$934.54 plus unbilled legal fees. Motion by Chuck Fuller second by Tim Delikat. Authorize attorney to send NOITFL (Notice of Intent to File Lien) Passed: Unanimous Motion by Tim Delikat second by Chuck Fuller. Authorize attorney to send Letter requesting the HOA have permission to rent property to recover delinquent amount. Passed: unanimous
7. Lot 04021 – Monitor current lender foreclosure
8. Lot 17040 – Motion by Chuck Fuller second by Tim Delikat. Proceed with advice of council: Send a 14 day demand notice if no response proceed to foreclosure. Passed: Unanimous
9. Lot 17018 and 10001 – Motion by Tim Delikat second by Linda Jones Bailes. Authorize attorney to send a Rental Intercept letter to tenant at Lot 10001. Passed: unanimous.
10. Lot 04045 – Motion by Tim Delikat second by Chuck Fuller. To send a counter offer of payment plan to homeowner.

1. Total amount to be repaid would be \$1,848.04 plus any additional legal fees.
2. Late fees of \$200 would be waived as would interest (\$69.84)
3. Payment Plan requires a \$500 down payment and 12 equal monthly payments of remaining balance (currently approx \$112.34 per month)
4. Homeowner stays current with upcoming quarterly assessment (including July 2011)
5. Additional Late Fees and Interest will not be charged if homeowner stay in compliance with payment plan.
6. Homeowner will maintain exterior of property to be in compliance with community standards.

Motion Passed: Unanimous

Retainer has been sent to the vendor to perform the scheduled Reserve Study.

Motion by Linda Jones Bailes second by Chuck Fuller. To accept the Treasurer's Report. Passed unanimous.

Committee Reports:

Lakes: Access work to Lake 24 has been completed. Erosion repair work scheduled to start Monday, July 18th.

Landscape: Discussion was held regarding the trimming and cutting of common areas behind homeowners fenced properties on Lake 21.

ACC: 8 Applications were reviewed and action taken. See separate minutes

Manager's Report:

Written report was included in board package. No action items discussed.

Unfinished Business:

At this time Board members Pam Hazel and Suzy Jackson joined the meeting via telephone conference call. Communication between all parties was verified and noted.

Discussion and Actions related to the review of the Architectural Guidelines and Community Rules and Regulation Document. Version discussed July 8, 2011 16:30

1. Motion by Chuck Fuller second by Tim Delikat. On Page 4 Para. 5 Line 4 remove the words 'or at the time when home is sold.' Passed Unanimous
2. Motion by Chuck Fuller second by Tim Delikat. Remove from current documents under Exhibit "E" Rules and Regulations Item 7. "Automobiles may be parked only in the driveway or garage of any lot or in other area specifically designated with Westwood Lakes." Defeated 2-4 (For: Tim Delikat and Chuck Fuller. Against: Linda Jones Bailes, Pam Hazel, Suzy Jackson and Walter Pilat)
3. Motion by Linda Jones Bailes second by Walter Pilat. Based on feedback from the attorneys: Reword the paragraph in italics on page 19 under Automobiles removing reference to towing as an option for enforcement of street parking. Passed: Unanimous.

Due to the library closing a special board meeting will be scheduled for Wednesday, July 20, 2011 at 7:00PM. Bette will try to arrange the meeting at the Bayanihan Center. The single line item will be continued review of the Guideline and Fining Documents.

Motion to Adjourn. Linda Jones Bailes second by Pam Hazel. Meeting adjourned at 9:05PM.

Submitted by Walter Pilat, acting secretary