

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday October 8, 2002
Farnell Middle School 7:00pm

Committee Reports: Landscape/Lakes Committee – reported by Steve Filingeri
Architectural Committee – not present
Compliance Committee – reported by Tim Bustad
Newsletter – Jerry Riddle thanked and recognized the efforts made by John Koeppen, Tim Bustad in creating the “Town Crier” newsletter, and to Joe Kupiszewski for editing. Thanks to Michelle Polson for her contribution. Volunteers were requested to aid with distribution.
Hospitality/Welcome Committee – to be chaired by Michelle Zabrucki

1. Meeting was called to order at 7.15 by President Jerry Riddle
2. Roll Call established the following Board Members present: Jerry Riddle, Adam Kemp, Frank Marino, Frank Credendino, Greg Gelyon, Steve Filingeri, Dave Gursky and Jason Fox. Jeff Novell absent. (+-60 homeowners in attendance)
3. **Motioned by Frank Credendino/seconded by Dave Gursky and carried unopposed that the reading of the minutes be waived and approved as read**
4. Greg Gelyon presented a proposal by CPA firm John Woolley to audit the Associations balance sheet and related financials as of December 31, 2001 for a fee of +-\$3500.00
A motion to accept was made by Adam Kemp / seconded by Dave Gursky and carried unopposed. Board of Directors courtesy request reflected unanimous approval by homeowners present
5. Leigh Slement presented 3 bids for Pond/Lake Maintenance (Lake Doctor, Aquagenix and American Eco-Systems)
A motion was made by Jason Fox to have the lakes committee review and decide on the contractor with the provision that the initial treatment should not exceed \$4500 and monthly maintenance fee not exceed \$2000 / seconded by Frank Marino / motion carried unopposed with addition that present vendor Aqua Terra be given the required 30 days notice period via certified mail
6. Frank Credendino gave report on findings related to the maintenance of the St. Pete easement located between Sparkleberry and Blazing Star Drive. Suggested await request made to County Commissioner’s Office Attorney to provide Association’s rights/advice before any decision be made. In the interim the ACC should be given addresses backing onto this easement to caution contractors against using this easement for access. Maintenance of it tabled.

7. Westwood Lakes Blvd and Common Area Landscape Issues:
 - a) Irrigation System for Pump #3 work to be performed by Outside Interest Inc & RAVN Directional Drilling for total funds of \$10,416.00
A motion was made by Adam Kemp that this last meetings tabled project was now agreeable to the committee and could be approved / seconded by Steve Filingeri / carried unopposed
 - b) Landscaping project for Front Entrance by vendor Christie Landscaping for \$10,900.00
A motion was made by Steve Filingeri / seconded by Jason Fox with proviso that project only commence after resolution reached regarding County water meter proposed installation / carried unopposed
 - c) Landscaping project for WWL Blvd from second pond to Corkwood/ from Sawgrass to Coral Berry by vendor Christie Landscaping for \$30,561.00
On motion by Steve Filingeri to accept / seconded by Adam Kemp / carried unopposed
 - d) Landscaping project West Park between Coral Berry & Tar Flower and from Tar Flower to Sky Flower by vendor Christie Landscaping for \$16,667.50
On motion by Steve Filingeri to accept / seconded by Frank Credendino / carried unopposed
 - e) Drainage Proposal for Tar Flower Park by vendor Christie Landscaping for \$4/foot
On motion by Steve Filingeri to accept / seconded by Adam Kemp / carried unopposed
8. Jerry Riddle presented the letter received by the County referring to their proposed water meter installation.
9. Jerry Riddle informed homeowners present of Annual Meeting Notice and contents which would be received by all residents.

There being no further business to discuss the meeting adjourned at 9:06pm

Q&A directed by Frank Credendino

Minutes prepared by: Leigh Slement October 18, 2002.