

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday April 11th, 2006
Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order at 7:00pm by Jerry Riddle**
2. Roll call established a quorum of the Board; Present: Jerry Riddle, Frank Credendino, Bernie Embden, Steve Filingeri, Bob Capuro, Adam Kemp and Tom Ashman
Absent with explanation & apologies: Frank Marino
of homeowners present : 24
2. **By motion Frank Credendino/seconded by Bernie Embden to waive the reading of the previous Meeting held March 14, 2006, and approve as read.**
4. Representatives from Raymow Enterprises (Ray Bradley, Lupe Gonzalez & Rusty Miles) were present for questions. Raymow committed representative attendance once a quarter at a Landscaping Committee meeting and Ray Bradley committed to once per quarter Board Meeting attendance.

5. **Treasurer's Report**

As at March 31, 2006:-

Cash: \$70,259.48

Accounts Receivable: \$3,182.45

Reserves: \$394,701.49 = TOTAL ASSETS \$480,927.58

Expenses / Budget = \$74,089.67 / \$81,636.00

Board unanimously agreed to renewal of maturing cd for a one-year period at best rate available.

6. **Committee Reports**

Hearing Committee:

Case 12527LL: the Hearing Committee relayed their determination as follows:

a) the \$200 fine to remain collectable; b) proof of current tag for driveway parked vehicle to be submitted; and c) power washing of roadway oil spillage is required.

Lakes Committee:

Concern regarding survival of perennial peanut plantings on Pond #2 & #26 was discussed;

Re Pond #8 bank erosion: **By motion Bernie Embden/second Adam Kemp and unanimously carried to engage the services of Engineering Company Tomasino & Associates as outlined in their proposal in the amount of \$14,500. The motion included that the scope of work should be completed by June Board Meeting and that Tomasino must agree to a non-disclosure of information pertaining to the job.**

Re Pond Plantings: The Board approved \$510 additional charge with respect to plantings and postponed balance requested by vendor as information received was unclear.

Carp installation is still outstanding

As the service of maintaining conservation sides of ponds is excluded from the contract a motion by Bernie Embden/second Adam Kemp to approve once or twice per year special service to be applied to the conservation sides of Lakes #19, #2 & #1 contingent cost would not exceed \$900 per annum....carried unopposed

Landscaping Committee:

By motion Adam Kemp/second Bernie Embden and carried unanimously to approve Raymow Enterprises fee in the amount of \$132,937.10 per annum to provide the landscaping maintenance services for a one-year period as outlined in the contract.

By motion Adam Kemp/second by Bernie Embden to approve the bid for resodding the left hand side right of way area on Westwood Lakes Blvd before the lift station at Tar Flower Drive in the amount of \$3,480...carried unopposed.

Right of way Oak trees pruning postponed

Adam Kemp agreed to chair and involve himself with the Landscaping Committee

Compliance Committee:

Server moved to Peak 10

7. New Business

Phillipine Festival: parking at Westwood Lakes entrance was problematic and County to be contacted & requested to extend "no parking" signs up to the St Pete Easement area.

Committee Appreciation Dinner: date was agreed upon for Sunday May 21 at 5:00pm at Sam Seltzers

There being no further business to discuss the meeting was duly adjourned at 9:15pm
Minutes prepared by Leigh Slement May 8, 2006.