

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday May 9th, 2006
Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order at 7:20pm by Frank Credendino**
2. Roll call established a quorum of the Board; Present: Frank Credendino, Bernie Embden, Steve Filingeri, Frank Marino, Adam Kemp and Tom Ashman
Absent with explanation & apologies: Jerry Riddle & Bob Capuro
of homeowners present : 10
3. **By motion Adam Kemp/seconded by Bernie Embden to waive the reading of the previous Meeting held April 11, 2006, and approve as read.**

4. **Treasurer's Report**

As at April 30, 2006:-

Cash: \$84,322.49

Accounts Receivable: \$17,950.73

Reserves: \$400,858.71 = TOTAL ASSETS \$515,916.09

Expenses / Budget = \$101,669.54 / \$108,848.00

May matured 6mo cd was renewed for a 15mo @ APY 5.40%

Board was informed that Grounds maintenance line item was running over budget.

5. **Committee Reports**

Lakes Committee:

Pond #8: Tomasino & Associates are scheduled to provide a full presentation of their findings at the June meeting;

Carp has been installed;

Re Plantings: Ponds #5 & #27 to be replanted within 10 days

By motion Bernie Embden/second by Adam Kemp to approve additional cost for plantings as outlined in Service Agreement provided by Aquagenix in the amount of \$1,293.63...carried unopposed

Aquagenix is happy to provide a bid for pond bank ruts to be filled when the Committee provides him a list of the lakes where this work is needed.

Pond #1: Bid to be secured for blocked pipe and sandbar now visible.

Landscaping Committee:

Replacement plantings for lift station considered maintenance but other vendor prices to be compared to Raymow and used if lower;

By motion Adam Kemp/second Bernie Embden and carried unanimously to approve center pruning proposal by Boens in the amount of \$4,500 plus the cost of 15 additional trees in parks and work should be done when best suited for the trees at vendors and managers concurred discretion...carried.

The Board agreed that they would have no objection to a “no trespassing” sign placed by affected homeowner(s), whose lots back onto the playground area of the main park, so long as the sign was displayed within the Owners’ property lines.

Compliance Committee:

The Board unanimously denied a request made for a 60-day extension to retain 3 dogs on the property as he is selling.

Architectural Committee:

The next newsletter should incorporate an article citing Statute with respect to portable flagpoles permitted under homeowners association F1Stat 720 and what flags and days specified they may be displayed homeowners associations.

Re 14817CB fence application requests 11ft up side of home. Site visit to be conducted before determination can be made.

Re 14631CB paint color. The Board agreed that if the same color was not next door or immediately across the road then the homeowner should be allowed the color.

Social/Community Events

Committee Appreciation Dinner invitations have been sent

6. Old Business

Tar Flower Right of Way Signage – the County has confirmed receipt of the order to not install any County signage at this site

7. New Business

Feeding of feral (untamed) cats – article in newsletter should identify fine and responsibility if caught;

County to be contacted re providing additional patrols over the summer;

Children observed harassing alligators – article for newsletter;

Homeowner demanded the Board’s attention towards ensuring Raymow meets contractual obligations. Discussion ensued.

There being no further business to discuss the meeting was duly adjourned at 8:50pm
Minutes prepared by Leigh Slement June 9, 2006.