

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES

Board of Directors Meeting Minutes

Tuesday August 8th, 2006

Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order at 7:45pm by Jerry Riddle who first addressed all the attendees who were concerned about the newsletter article and material distributed by a homeowner relative to Lake #8.**
2. Roll call established a quorum of the Board; Present: Jerry Riddle, Frank Credendino, Bernie Embden, Bob Capuro, Adam Kemp, Tom Ashman & Steve Filingeri
Absent with explanation & apologies: Frank Marino
of homeowners present : 50
3. **By motion Frank Credendino/seconded by Bernie Embden to waive the reading of the previous Meeting held June 13, 2006, and approve as read.**
4. **Treasurer's Report**
As per Financials for end July, 2006:-
Cash: \$83,418.03
Accounts Receivable: \$15,701.63
Reserves: \$414,687.83 = TOTAL ASSETS \$526,591.65
Expenses / Budget = \$192,786.71 / \$190,484.00
5. **Committee Reports**
Lakes Committee:
12828/12830TF dedicated access for maintenance towards Pond #9
The Board agreed to pay the cost to widen the gates to permit mowers and boat to access the pond for maintenance purposes
All dedicated easements to be checked. Many homeowners attended the meeting to voice their concern regarding the lack of maintenance around Pond #9

Boating and Fishing liability – postponed. Remedial work to pond banks if done would also affect the decision made by the Board relative to this topic.

Volunteers Tabatha Carlton & Raji Majeed offered assistance towards pond & lake bank investigation work

Lakes Committee requested a working budget

Landscaping Committee:
Crepe Myrtles in lieu of large oak removed have been installed;
Tree pruning has been completed
Raymow representatives to attend next meeting

Compliance Committee:

12918TF exterior drapes: Board agreed that homeowners should appeal with Committee.

6. Old Business

7. New Business

Mark diGiacomo of Digital Elixir briefed the Board on what his company can do with respect to the Association's website – postponed for future discussion

Leigh brought to Boards' attention that Nationwide had sent letter of intention not to renew insurance coverage for Westwood Lakes

Tri-County's Development expansion was also brought to the Boards' attention

Homeowners were encouraged to phone Tom Capell at 307-1918 regarding Race Track Road/Nine Eagles intersection and Race Track widening traffic difficulties

Milton Haberman volunteered his services as a Board candidate for the vacancy on the Board created by Bernie Embden

There being no further business to discuss the meeting was duly adjourned at 9:00pm
Minutes prepared by Leigh Slement September 9, 2006.