

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday February 13th, 2007
Held at The Property Group, 11902 Race Track Road @ 7:00pm

Before the Meeting was called to order the large turnout, as a result of recently hand delivered flyers to each home by the Scalzos regarding the fence lawsuit WWL vs Scalzo, was provided an opportunity to speak. Annie addressed them with a statement that she and the new board members were in the dark on the matter and needed to get up to date but assured all that she would do everything she and the Board could do to reach a mutual settlement. The Board of Directors & Leigh who were familiar with the matter were pressed for answers but responded that the matter was in litigation and therefore they were not willing to discuss or comment in open forum.

1. **The Meeting was called to order at 7:30pm by Anne Cerniglio**
2. Roll call established a quorum of the Board; Present: Anne Cerniglio, Tom Ashman, Stephen Filingeri, Milton Haberman, Bob Capuro, Adam Kemp, Jeff Dolgos & Jill Hammoor
Absent as left before the meeting: Jerry Riddle
Also in attendance: Leigh Slement & Paula Nielsen of The Property Group
of homeowners present : 38
1. **By motion Milton Haberman /seconded by Jeff Dolgos to waive the reading of the Minutes of the previous Meetings held November 14, 2006, and January 9, 2007 and approve as written...carried unopposed**

4. Treasurer's Report

Per January 31, 2007 Financials: -

Cash: \$73,341.84

Accounts Receivable: \$12,591.37

Reserves: \$419,219.12 = TOTAL ASSETS \$517,936.49

Expenses / Budget = \$29,110.87 / \$31,499.00 (incl qtly reserve funding)

Treasury Related:

- a) Pump electric billing identifies a large increase – TECO has done a check and Raymow has investigated and both cannot determine the reason. Walt Pilat offered advice and provided a check list of items to be executed to isolate the cause. This check list was requested by Annie to be sent to her;
- b) Access to Financial Records on server/Peak 10 – item postponed for next meeting

5. **Committee Reports**

Lakes Committee:

Jill reported that Committee of 9 volunteers met last week:

- a) EPC has been contacted and will review 6 dead conservation pines;
- b) Lake 8 status: 3 areas around this lake may need attention. Maintenance of this nature will be on-going and each year monies should be appropriated accordingly;

Landscaping Committee:

Milton Haberman offered to take Adam Kemps' place as designated Board Member to oversee this Committee.

2 New volunteers were recruited – Rosemary Scalzo and Zohra Raziuddin(?)

Compliance Committee:

Per Jeff Dolgos: Michelle Zabrucki has agreed to stay on for purpose of hand over The Tops Server was discussed and Leigh clarified that it was not compatible with The Property Groups' system and was originally agreed to run independently by Westwood Lakes and not the Property Group.

Architectural Committee:

Next meeting is scheduled for February 20th.

Discussion took place regarding color wheel updating and the ACC was asked to discuss at their next meeting.

Website Committee:

Nothing to report

1. **Old Business**

Insurance: Annie Cerniglio requested copy of policy for the purpose of putting it out for bid again.

Property Management Contract: Tom Campolettano who has contract expertise provided the Board with his review comments.

The Board unanimously agreed that the Committee take experts input and come up with a signed contract by the next Board meeting.

Tom was thanked for volunteering his time and conducting the presentation.

Landscape Service Contract proposals: The Board was presented with 5 proposals : J&R; Naneks; Overbeck, Green Briar & Raymow

By motion Milton Haberman/second Jeff Dolgos to make a decision at the next Board meeting but in the interim provide 30 days notice to Raymow...carried unopposed

Drainage Easement Agreement: 12728 & 12730 Tar Flower. Modifications to the attorney drafted agreement in accordance with one of the Owners who was present, was agreed upon by the Board to be made and resent to the Owners in order to finalize this matter.

Lake Waiver: The attorney drafted waiver was reviewed and all agreed that “common areas” be excluded contingent on attorney’s consent, as it pertains to ponds and lakes usage only. Per attorney: there is no actual \$10 charge; in order to have a valid agreement it must incorporate an offer, acceptance and consideration.

2. **New Business**

Mailbox alternative: **The Board unanimously agreed that the alternative as suggested by Jeff Dolgos be accepted and adopted and posted on the website. CLASSIC Premium Steel Standard Size White Mailbox #C1100WOO Available from Lowe’s around \$10**

Enhancement Projects: Milton Haberman requested that Committee input should be applied to future budgets for the purpose of including enhancement projects.

Cancelled Hearing: a requested hearing was cancelled as the Owner of the rental property was unaware that the maintenance issues were still evident on the lot at the time of the hearing.

After the Board was made aware of a homeowner patrolling the neighborhood and pulling people over and threatening to issue citations the meeting was duly adjourned at 9.30pm

Minutes prepared by Paula Nielsen March 9, 2007.