

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

As 3 representatives from Raymow were in attendance questions and answers relative to landscaping took place before the meeting was called to order. Topics discussed were:- Pest signs displayed for extended period, fire ants on pond banks, credit for mulch not installed in October, scalping of pond banks, non-visible lakes should receive the same attention as visible lakes, May is preferred month for Top Choice application to pond banks, Pepperpine common area, sprinkler timers, ruts on Lake 8 & pond 10, mowing of bahai and st augustine to be on same day and weekly reports to be submitted to Adam Kemp.

1. **The Meeting was called to order at 7:26pm by Annie Cerniglio**
2. Roll call established a quorum of the Board; Present: Tom Ashman, Stephen Filingeri, Milton Haberman, Bob Capuro, Adam Kemp, Jerry Riddle, Jeff Dolgos & Jill Hammor  
Absent with apologies: Anne Cerniglio  
Also in attendance: Leigh Slement & Paula Nielsen of The Property Group  
# of homeowners present : 35

1. **By motion Bob Capuro /seconded by Jill Hammor to waive the reading of the Minutes of the previous Meeting held February 13, 2007, and approve with the following correction ...carried unopposed**

*February 2007 Board Meeting Minutes page 3.*

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~~ resend to the Owners in order to finalize this matter.

The Minutes of this meeting reflect that a Closed Board Meeting was held with attorneys on March 5<sup>th</sup> at 7pm and the fence matter was discussed and a settlement offer was voted on.

4. Board Status. Jerry Riddle's continuance as Director was confirmed.

**5. Treasurer's Report**

Per Financials (02/28/07): -

Cash: \$77,800.82

Accounts Receivable: \$9,260.97 (up to date delinquency report provided at meeting)

Reserves: General \$300,972.59

Sawgrass \$120,662.63 = TOTAL ASSETS \$521,481.17

Expenses / Budget = \$41,661.32 / \$62,998.00

Treasury Related:

- a) Pump electric billing: Current billing identified *under* normal charges and application for a credit to be applied for with TECO and possibility of Raymow's error to be investigated.

## 6. Committee Reports

### Lakes Committee:

Jill Hammor presented bids to the Board at the meeting and the following work was approved:-

**By motion Steve Filingeri/second Adam Kemp & carried unanimously to approve outfall structure work on Pond #6, #3, #7, #15, #12, #22 & #27 as proposed by Waterflow in the amount of \$8,060.00 on condition that work for Pond #6 & Pond #15 be site inspected prior to approval for the purpose of establishing any repeat work which should be under warranty.**

**By motion Adam Kemp/second Steve Filingeri & carried unanimously to approve pond plantings and erosion preventative vegetation at Ponds 1, 2, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26 as proposed by Ecological Consultants but that the cost shall not exceed \$8K and therefore a) a final recommendation by the committee be submitted to the Board as to location and planting "mix" for both aquatic plantings and erosion prevention plantings for final review before install; b) that Raymow & Aquagenix be advised when install is to take place; c) that the newsletter advises homeowners & d) that committee volunteers oversee correct planting of the perennial peanut plants.** Barbara Montagnino & Bob Casar volunteered to undertake this task.

Board requested that future proposals be submitted prior to the meeting at which they shall be presented.

Dead pines in conservation area:- The EPA approved removal and consent is valid for 3 years. The concerned homeowner can therefore be advised that removal is approved but as the dead trees are in conservation area it would be at his own expense and that an estimate in the amount of \$700 received indicates expense involved.

**Landscaping Committee:**

Milton Haberman reported that committee met with the County and it was established that the Association would not take on liability if Association funded new equipment on condition that a County approved vendor did the install. The County did agree to install a 2-bay swing set and the committee is looking into a fund raiser for additional equipment. Board requested County written confirmation of their responsibility towards full liability. Attorney should then review in conjunction with the current agreement.

**Compliance Committee:**

No report at time of meeting. The meeting established that the space at Peak 10 for the server is secure and that only homeowner information is on the server – no financial records.

**Architectural Committee:**

Next meeting is scheduled for March 27<sup>th</sup>.

Paint colors were discussed but would be reviewed after this paint cycle.

**Website Committee:**

**By motion Jerry Riddle/second Adam Kemp to remove current member from further website updating access...carried by majority (Milton Haberman, Jeff Dolgos & Jill Hammor opposed the motion)**

1. **Old Business**

Insurance: Volunteer offered to put out for re-bid.

Property Management Contract: Bob Capuro presented contract to the Board. ACT & Compliance standards were also discussed.

**By motion Jerry Riddle/second Adam Kemp and carried by majority (Milton Haberman, Jeff Dolgos & Jill Hammor opposing the motion) to accept the contract as presented to December 31, 2007, with a review as to the 2008 Budget year.**

Landscape Service Contract proposals: A short list was decided and Adam Kemp, Steve Filingeri & Milton Haberman offered to undertake site visits of properties currently serviced by the selected vendors and that a final decision be made at the next Board Meeting.

2. **New Business**

Common area between Leatherleaf homes & Pond #2: **The Board unanimously agreed that a canary date palm be re-installed at Raymows expense after soil test and that another palm or tree with a higher canopy also be approved for this area.**

**By motion Jeff Dolgos/second Steve Filingeri the meeting was duly adjourned at 10:00pm**

Minutes prepared by Leigh Slement April 6, 2007.