

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday April 17th, 2007
Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order at 7:03pm by Milton Haberman**
2. Roll call established a quorum of the Board; Present: Annie Cerniglio, Tom Ashman, Stephen Filingeri, Milton Haberman, Bob Capuro, Adam Kemp, Jerry Riddle, Jeff Dolgos & Jill Hammoor

Also in attendance: Leigh Slement of The Property Group
of homeowners present : 31 (one homeowner noted videotaping meeting)

1. **By motion Milton Haberman /seconded by Jeff Dolgos to waive the reading of the Minutes of the previous Meeting held March 13, 2007, and approve as presented ...carried unopposed**
4. **Board Status. By motion Adam Kemp/second by Jerry Riddle to invoke Article 14 Section 14.3 to remove Annie Cerniglio from the office of President. After discussion the motion carried 5 to 2 (Jeff Dolgos, Jill Hammoor opposing and the Minutes reflect that Milton Haberman abstained).**

By motion Jerry Riddle/second Adam Kemp to nominate Bob Capuro as President...carried 5 to 4 (Annie Cerniglio, Jeff Dolgos, Jill Hammoor, Milton Haberman opposing).

5. Treasurer's Report

Per Financials (03/31/07): -

Cash: \$80,349.14

Accounts Receivable: \$2,970.18 as at end March (unpaid 1st quarter = 21 h/o) (3.2%)

Reserves: General \$ 301,631.89

Sawgrass \$ 120,713.63 = TOTAL ASSETS \$518,449.00

Expenses / Budget = \$69,570.37 / \$87,888.00

6. Committee Reports

Lakes Committee:

Pond outfall work has commenced. Due to vendor error in original proposal, work on Pond #3 was cancelled and adjustment made for correct Pond #24. As a result an additional amount of \$1,575 was presented, in the form of a revised proposal, to the Board for consideration.

By motion Adam Kemp/second Milton Haberman & carried unanimously to approve revised proposal for outfall structure work on Pond #6, #24, #7, #15, #12, #22 & #27 as proposed by Waterflow in the amount of \$9,635.00 indicating an additional \$1,575 for this work over what was approved at the last meeting.

By motion Adam Kemp/second Milton Haberman & carried unanimously to approve erosion control work using rock concept in the amount of \$15,975 as proposed by Water Flow to be applied to Pond 8. Reserve Funds to be used to fund this work.

“No Swimming” signage has been installed at ponds but may need correcting as face the woods.

Landscaping Committee:

Rosemary Scalzo offered to Chair Landscaping Committee and the Board agreed to accept her appointment.

Compliance Committee:

Next Meeting with PGCF was scheduled for April 25 at 7pm.

Annie Cerniglio agreed to assist with the Compliance Committee.

Fence Staining difficulties specifically neighbors side of fence was relayed and Board recommended attorney advice be secured before determining resolve.

Architectural Committee:

No report

Website Committee:

No report

1. **Old Business**

Insurance: Declaration pages to be forwarded to Susan Delikat.

Landscape Service Contract proposals: **By motion Adam Kemp/second Jerry Riddle and carried unanimously to renew with Raymow at \$132,937.10 per annum.** Adam Kemp request to continue as contact person was acknowledged and Raymow Account Manager to attend every other Board Meeting.

2. **New Business**

Communication to homeowners: **By motion Adam Kemp/second Jerry Riddle to approve separate mailing to homeowners containing Jon Ellis signed Scalzo Matter outline with possibly the addition of how to access public record of the case with a cover letter from the Board as discussed. It was further agreed that this**

**communication be published in the newsletter as well as placed on the website.
...carried unanimously.**

Resolution for membership input at Board Meetings

Draft of Resolution to be reviewed by attorney

Committee Appreciation Dinner

As restaurant venue was preferred Steve Filingeri offered to look into Café Amaretto availability

Homeowner request for fine reimbursement

As a Hearing Committee's decision is final and binding when fines are assessed the Board has no authority to over rule on their decision and the homeowner should be advised accordingly.

Board Education Videos

Board Members who had videos in hand to return for distributing to new Directors.

It was agreed that litigation counsel be present at the next Board Meeting.

**By motion Milton Haberman/second Steve Filingeri the meeting was duly adjourned
at 10:45pm**

Minutes prepared by Leigh Slement May 6, 2007.