

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday May 8th, 2007
Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order by Bob Capuro at 8:15pm after:
Closed session Board of Directors with attorney Jon Ellis;
Q&A session homeowners and attorney Jon Ellis;
Q&A session homeowners & Board of Directors with Raymow representative
Ben Peterson**

2. Roll call established a quorum of the Board: Present: Bob Capuro, Annie Cerniglio, Tom Ashman, Stephen Filingeri, Milton Haberman, Adam Kemp, Jerry Riddle, Jeff Dolgos & Jill Hammor
Also in attendance: Leigh Slement of The Property Group
of homeowners present : 32

1. **By motion Tom Ashman /seconded by Adam Kemp to waive the reading of the Minutes of the previous Meeting held April 17, 2007, and approve as presented ...carried unopposed**

4. Treasurer's Report

Per Financials (04/30/07): -

Cash: \$90,758.68

Accounts Receivable: \$13,519.95 as at end April (unpaid April quarter = 90 h/o + 1 h/owner 2 quarters behind)

Reserves: General \$ 304,331.55

Sawgrass \$ 125,438.68 = TOTAL ASSETS \$546,833.02

Expenses / Budget = \$105,124.78 / \$117,184.00

By motion Milton Haberman/second Adam Kemp to approve the Treasurer's Report as presented as well as the expense for a Reserve Study update to be executed by Reserve Advisors for \$2,600...carried unopposed

6. Committee Reports

Lakes Committee:

Water Flows work is completed as well as most of the punch list items the Lakes Committee reported after an inspection they conducted.

The "No Swimming" sign vendor agreed to redirect the face of the signs installed.

The final plan of vegetative pond plantings (aquatic & erosion control) was finalized by

the committee and presented to the Board who approved –

The mix for the aquatic plants will be a mixture of arrowhead, pickerelweed, canna lily, blue flag iris, soft rush &, bulrush

Ponds #1, 2, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26

The mix for the erosion control plants will be a mixture of soft rush or acceptable alternatives and or perennial peanut

Ponds #2, 11, 12, 16, 17, 24, 26

Both aquatic and erosion planting mixes to be at vendors discretion

Landscaping Committee:

Supplemental watering via water truck has been ordered for irrigated common areas;

Additional swing set is expected by the County in July and is to be installed adjacent to the larger playset;

Committee is working on proposals for 2008 Budget Review.

Compliance Committee:

Meeting with PGCF was held and action plan in place.

Volunteers were requested in the newsletter.

Architectural Committee:

No report

Website Committee:

Call for student assistance was advertised in the newsletter

1. **Old Business**

Insurance: additional information was supplied per homeowners request.

Resolution for membership input at Board Meeting: Milton agreed to revisit draft Resolution for Board consideration at next meeting.

Committee Appreciation Dinner: Adam agreed to explore Maggianos as an option.

Fence Staining: Per counsel homeowners must resolve issues faced with to accomplish this task – the Board does not have to appropriate a resolve when a homeowner is issued a letter identifying a condition the homeowner is required to correct.

2. **New Business**

Open House in Sawgrass: After discussion the Board agreed that the general code be deleted and that the homeowner selling provide access to their realtor and that the realtor use the phone system to permit access to potential buyers.

Homeowner request for sod over the erosion rocks installed on the lake bank: As sod needs to root in soil they agreed this request would not work.

Summer Meetings: The Board all agreed that no Board Meeting would take place in July.

Budget Appropriation Request: At Bob's request Tom Campolettano has agreed to draft the ground rules for budget consideration requests by Committees.

Improved Communication to Homeowners: The Board agreed that the Minutes of Board Meetings could be published in the Town Crier and that email communication be enabled for homeowners. Leigh will look into securing wwl@pgcf.com

The Board agreed to reimburse Board Members for travel expenses to site visit properties landscape companies supplied as references.

By motion Steve Filingeri/second Adam Kemp the meeting was duly adjourned at 9:00pm

Minutes prepared by Leigh Slement June 8th, 2007.