

**HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES**  
**Board of Directors Meeting Minutes**  
**Tuesday June 12th, 2007**  
**Held at The Property Group, 11902 Race Track Road @ 7:00pm**

**1. The Meeting was called to order by Milton Haberman at 7:03pm**

2. Roll call established a quorum of the Board: Present: Annie Cerniglio, Tom Ashman, Stephen Filingeri, Milton Haberman, Adam Kemp & Jeff Dolgos  
Apologies with explanation received from: Bob Capuro, Jerry Riddle & Jill Hammoor

Also in attendance: Leigh Slement of The Property Group

# of homeowners present : 16

**3. By motion Adam Kemp/seconded by Tom Ashman to waive the reading of the Minutes of the previous Meeting held May 8, 2007, and approve as presented ...carried unopposed**

**4. Treasurer's Report**

Financials for end May:-

Cash : \$82,706.88

Receivables: \$4,179.85

Reserves: \$420,395.25- one of the reserve cd's fall due 07/26/07 (\$105,158.63) and Board agreed to renew at best rate a 6-9mo or 6mo-1yr cd

Expenses to Budget: 124,164.87 / 146,480.00

**By motion Jeff Dolgos/second Adam Kemp to approve the Treasurer's Report as presented...carried unopposed**

**5. Open Forum**

Homeowners relayed as follows:-

- a) Landscaping: chemical burn pond #18 & Pond #9; mowing height on Lake #8; dead plants & weeds at Sky Flower; edging on islands
- b) Lakes: Dog faeces (via storm drains) & Raymow treatment flags in lakes

**6. Committee Reports**

**Lakes Committee:**

Water Flow punch list items;

Easement access between 14662 & 14664 Corkwood;

Copy of lake map requested to be posted on the website;

Pond plantings will be executed when favorable conditions are apparent.

**Landscaping Committee:**

Decision was postponed re proposals presented for front entrance berm enhancement & curbscaping;

**By motion Adam Kemp/seconded Jeff Dolgos and carried unopposed to approve the jogging trail repair and reseal work for an amount “not to exceed \$6,255” and that another proposal be pursued;**

Left and right of entrance proposals to be secured for budget consideration

**Compliance Committee:**

Yvette Blonski volunteered to join this committee;

Annie Cerniglio agreed to take over from Jeff Dolgos and oversee this committee

**Architectural Committee:**

Florida Statute changes effective July 1<sup>st</sup> require a stop-gap policy be adopted by the Board. **By motion Adam Kemp/second Steve Filingeri and carried unanimously the Board therefore adopted the following policy prepared by counsel:-**

**"This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the sets of Governing Documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developers. In response to recent legislative changes, this community is in the process of adopting more detailed guidelines and standards.**

**"To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors [or ACC] hereby recognizes and adopts the style and form of the existing, as-built (and properly approved as otherwise required by the Governing Documents) as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards.**

**"Owners shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches and doors and windows that are already in use within the community for comparable lot types. If the community is divided into neighborhoods of distinctive character or style, choices may be limited to those in the surrounding neighborhood."**

**Website Committee:**

Lake map requested

**7. Old Business**

Insurance: homeowner pursuing requires a detailed report of common property.

Resolution for membership input at Board Meeting: **By motion Jeff Dolgos/second Adam Kemp the revised Resolution was adopted by the Board unanimously.**

Committee Appreciation Dinner: The Board agreed that the end of September was a more appropriate time to hold this event.

Committee Budget Consideration Requests: Bob Capuro was conferenced in for the following two sections of the meeting. Committee Request Forms will be required for the Budget Committee's consideration.

8. **New Business**

Election Committee: **By motion Adam Kemp/second Jeff Dolgos and carried unanimously to appoint the following adhoc committee to clarify and embellish existing covenants pertaining to the Election process and present to Board for review at the next meeting: Pam Hazel, Linda Bailes, Paula Testa, Brad Donohue & Michelle Cardenas**

Waste Management: Effective 2007 there will be no collection by Waste Management on Memorial Day – added to Thanksgiving, Christmas, New Year, July 4<sup>th</sup> and Labor Day.

Coral Berry Home: Board reviewed response from homeowner's attorney and agreed that if identified conditions remain unattended that the Association must move forward per usual process.

**By motion Steve Filingeri/second Adam Kemp the meeting was duly adjourned at 8:30pm**

**No meeting is scheduled for the month of July.**

Minutes prepared by Leigh Slement August 13th, 2007.

