

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday September 11th, 2007
Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order by Milton Haberman at 7:06pm after Raymow representative Ben Peterson answered landscaping questions.**
2. Roll call established a quorum of the Board: Present: Annie Cerniglio, Tom Ashman, Stephen Filingeri, Milton Haberman, Adam Kemp & Jerry Riddle
Absent with apologies & explanation: Bob Capuro, Jill Hammor & Jeff Dolgos
Also in attendance: Leigh Slement & Arnie Korshin of The Property Group
of homeowners present : 8
3. **By motion Adam Kemp/seconded by Jerry Riddle to waive the reading of the Minutes of the previous Meeting held August 14, 2007, and approve as presented ...carried unopposed**

4. Treasurer's Report

Financials for end August:-

Cash : \$78,118.34

Receivables: \$3,552.03 (18 owe July assessment; 1 owes 2qtrs; & 1 owes \$666.75 – 12508DB – sold at foreclosure 03/05/07, will need to write off \$153.89 but waiting on attorney who is charged with collecting March thru July 3rd)

Reserves: \$431,955.83

Expenses to Budget: 209,680.31 / 234,368 (annual insurance not yet expensed)

By motion Adam Kemp/second Steve Filingeri to approve the Treasurer's Report as presented...carried unopposed.

5. Committee Reports
Lakes Committee:

Fence issue at 14662CW has been resolved. 14638CB requires follow up inspection as homeowner has confirmed temporary arrangement to utilize common area pond for runoff.

Waterflow issues from Lakes Committee require follow up.

5. Committee Reports contd.

Landscaping Committee:

Vendor for jogging trail has advised that they will commence work later this week. Total cost for project is \$7,715.00.

By motion Adam Kemp/second Jerry Riddle to approve landscaping project for berm left hand side of entryway at a total cost of \$3,515.00 & the curbscaping as outlined at a total cost of \$1,475.00...carried unopposed.

Compliance Committee:

Re: legal matter: Signed settlement by defendant is received. President to sign and return to attorney;

Architectural Committee:

No report except that Committee is working on the Design Review Manual project.

Website Committee:

Jessica Couto has offered to do updates to website – thank you Jessica!

6. Old Business

Insurance: Insurance is up for renewal in October. Tom & Annie will get with volunteer homeowner.

Budget Committee & Budget Consideration Requests:

Budget consideration request forms were submitted to committee members via email.

Committee Appreciation Dinner: Angellino's in Palm Harbor has been secured for September 29 @ 6pm and Lori Kahle offered to do certificates.

Election Update: Two bios to date have been received (Walt Pilat & Linda Bailes).

7. New Business

Newsletter

Lori Kahle in attendance advised the Board that her family was moving out of state and that as the Association did not wish to take on the newsletter in-house she would approach interested parties to take it over and ensure continuity. Lori was extended Association thanks and best wishes.

Policy with regards to conservation trees

By motion Adam Kemp/second Jerry Riddle and carried unopposed the Board confirmed the following policy:

- a) if homeowner believes a conservation tree to be a threat to the homeowner's property then the Association provides permission to the homeowner to gain approval from the EPA and or EPC to have the tree removed at the homeowner's expense;
- b) if a tree from, or close to, the conservation area falls onto common property then the Association shall fund and arrange removal; if a tree from, or close to, the conservation area falls onto a homeowners' lot then the owner of the lot shall fund and arrange removal.

Holiday Lighting

By motion Jerry Riddle/second Adam Kemp to approve an amount not to exceed \$1,750 on holiday lights including install and take down...carried unopposed.
Lighting should include blue and silver colors.

Leigh introduced Arnie Korshin who has joined the Property Group as a Property Manager and who will assist Leigh and eventually manage the Westwood Lakes account.

Next Meeting = October 9, 2007 – BUDGET MEETING

8. Open Forum

The following topics were covered:-

- a) Signage for "no outlet" for Tar Flower suggested by homeowner;

By motion Steve Filingeri/second Adam Kemp the meeting was duly adjourned at 8:15pm

Minutes prepared by Leigh Slement October 9th, 2007.

