

A G E N D A
HOA @ WESTWOOD LAKES
Board of Directors Meeting
Upper Tampa Bay Library
Wednesday, December 19, 2007, @ 7:00PM

1. Meeting called to order @ 7:50.....pm by Anne Cerniglio
2. Roll Call: Board Members present: Adam Kemp, Jill Hammor, Yvette Blonski, Anne Cerniglio, Tim Delikat, Terrill Goldman, Mark DiGiacomo, John Finch, Esq. and Jon Ellis, Esq.

+/- 29 Homeowners in attendance.

Quorum established

3. Yvette Blonski Discussion

Indicates that she requested the emergency meetings called on November 29, 2007 and December 12, 2007.

4. Yvette Blonski – Introduce John Finch to Westwood Lake Homeowners.

Mr. Finch outlines the situation regarding the Notice of Termination sent to the Property Group of Central Florida including the request for mediation with PGCF.

Mr. Ellis indicates that he will answer questions from those members who have signed up to speak for the maximum of three minutes each.

Questions are asked by various members of the Association and responded to and include:

Location of records and if an inventory of the boxes was completed by PGCF prior to release. Tim Delikat completed inventory form provided by PGCF prior to taking the records and the records were currently being stored at the President's home due to the short notice requiring pick-up of the records.

Legality/Validity of emergency meeting called November 29, 2007. Ellis answers that "emergency" is a subjective term and that participants deemed it an emergency based on findings.

Tom Camplitano asks to make statement, asks about use of mediation clause and indicates that he helped draft the contract with the PGCF.

Hourly cost of each of the two attorneys present. \$275 (Finch) and \$300/hour (Ellis)

Processing of checks, status of bank accounts, and payment of Association bills. Tim Delikat indicates that mail is being picked up regularly from PGCF, that he was able to stop the closing of the bank accounts, check deposits are being made but there is a problem with electronic transfers due to lockbox being closed and Association bills are being paid utilizing counter checks.

Processes for hiring interim/new management company and costs associated with the bids currently in hand. Association member offers her name and number to provide assistance and her input is accepted.

Question regarding the actual financial reporting not completed. Mr. Ellis explains financial review requirements not completed.

Liability of Board members for actions taken. Covered under insurance policy.

Comment regarding any potential new management company being Homeowner and Committee-friendly. Ensure that those concerns will be addressed.

Number/Contact person regarding problems. Anne Cerniglio has provided an email address and phone numbers(?)

6. Annual Meeting November 2007 –Announced that Regular Open Board Meeting will occur the second week of January 2008. At this meeting Committee's will be announced and meeting will be conducted as in the past on a monthly basis.
7. New Business. Tabled due to time constraints.

Next Meeting: January 8, 2008

Meeting adjourned at 8:57PM.

Minutes taken and prepared by Jill Hammoor