

MINUTES
HOA @ WESTWOOD LAKES
 Emergency Board of Directors Meeting
 Vice President Yvette Blonski's Residence
 14826 Coral Berry Drive, Tampa, FL
 Wednesday, December 2, 2007 @ 7:30PM

1. Meeting called to order @ ...7:52.....pm by Anne Cerniglio
2. Roll Call: Board Members present:...Yvette Blonski, Annie Cerniglio, Tim Delikat, Jill Hammor.....

Objected to emergency meeting as called: Adam Kemp, Mark DiGiacomo, Terrill Goldman

Apologies noted received from: Terrill Goldman (E-mails attached)

3. Establish Quorum. Quorum established, 4/7 members in attendance
4. Jeff Dolgos resignation letter dated 11/28/07. Corrected date of resignation as 11/29/07. Accepted with regret by quorum present
5. Robert Capuro resignation letter dated 12/2/2007. Accepted with regret by quorum present
6. Vice President's brief discussion ratifying last meeting called by Yvette Blonski, Vice President, November 29, 2007. As instructed by Schumaker, Loop & Kendrick, LLP. Copy of minutes from emergency meeting dated November 29, 2007 presently unavailable for ratification.
7. Request to call Emergency Meeting by Treasurer Tim Delikat regarding Status of Bank Accounts being suspended by Ian Slement of The Property Group of Central Florida as instructed by John Finch. Last week, Tim requested that 1st Community Bank provide copies of bank statement from November 1, 2007 to current for Association operating accounts, lock box account and reserve accounts. It was

at that time that Tim was informed that Ian Slement from Property Group of Central Florida (PGCF) presented the Notice of Termination letter dated November 30, 2007 to 1st Community Bank which effectively ceased processing through of Association accounts. The bank began procedures to close accounts and turn over proceeds from accounts to Association. After numerous phone calls, Tim believes he has stopped this action until further notice. He is awaiting confirmation of the open status of the checking account but has no checks for the account. As a matter of proper internal controls, The Board of Directors, specifically, the Vice President, *Secretary* and Treasurer are the only signators on Association bank accounts. Contrary to allegations that PGCF has no access to Association accounts because they were removed as signators on Association accounts, per *Tom Sullivan* at First Community Bank, PGCF still has the access necessary to perform the administrative duties required such as checking balances, viewing cleared checks, etc. The CDs are still in the accounts and were not yet closed. The lock box has been closed. Checks/monies received from homeowners are being forwarded to Tim for deposit/processing. For the above reasons, Tim requested that an emergency meeting be called to inform Board of current status of accounts. Motion made by Tim Delikat to approve his request, seconded by Yvette Blonski. Approved unanimously by Board members present.

8. Vice President Yvette Blonski's request to appoint a property manager on contingency based on The Property Management of Central Florida not servicing Westwood Lakes through December 31, 2007. Item tabled until PGCF responds to latest request for mediation made by Attorney John Finch for the Association. Motion made by Yvette Blonski, seconded by Jill Hammoor. Approved unanimously by Board members present.

Next Meeting = At the specific request of Jill Hammor, a regular Board of Directors meeting will be held as soon as possible and with Attorney John Finch present if all members are agreeable. Approved unanimously by Board members present.

Meeting adjourned at.....9:00.....pm. Motioned by Yvette Blonski, seconded by Jill Hammor. Approved unanimously by Board members present.

Minutes of meeting taken by Jill Hammor in the absence of elected Secretary, Mark DiGiacomo.

Corrections to text prior to submission to Board of Directors for official vote are italicized.