

MINUTES

HOA @ WESTWOOD LAKES

BOARD MEETING

Farnell Middle School

TUESDAY January 15, 2008, @ 7:00PM

Time Keeper: Yvette Blonski

- 1. Meeting called to order @ ...7:13.....pm Annie Cerniglio,
President
- 2. Roll Call: Board Members Present: **Annie Cerniglio, Yvette Blonski, Terrill Goldman, Adam Kemp, Mark DiGiacomo, Jill Hammoor, Tim Delikat. Also present: Jonathan Ellis, Esq.**

Apologies noted received from:

Of homeowners.....
- 3. Establish Quorum **Quorum established**
- 4. Meeting Properly Noticed **Jill Hammoor noticed meeting effective Saturday, January 12, 2008**
- 4. Meeting Properly Noticed/Rules of Conduct
- 5. Vice President, Ratification.

Yvette Blonski made the following motion, seconded by Tim Delikat:

To the extent that there were questions raised regarding the validity of Emergency Board meetings dated November 29, 2007 and December 2, 2007 and to the extent that questions have arisen regarding the actions taken by this Board at those meetings, it is hereby motioned that the following actions be ratified:

Acceptance of the resignation of Board member Jeff Dolgos. See attached.

To send a letter to Property Group of Central Florida dated November 30, 2007 giving 30 day Notice of Termination With Cause.

Acceptance of the resignation of Board member Robert Capuro. See Attached.

Anne Cerniglio, Yvette Blonski, Tim Delikat and Jill Hammor in favor, Adam Kemp, Terrill Goldman and Mark DiGiacomo opposed.

6. Minutes of the previous BOD meeting held December 19, 2007

By motion Yvette Blonski, second Jill Hammor to approve minutes. Motion carried. Adam Kemp, Yvette Blonski, Annie Cerniglio, Tim Delikat and Jill Hammor, Terrill Goldman in favor. Mark DiGiacomo abstained.

Of note, there were Closed Board of Directors meetings prior to the Board of Directors meetings of December 19, 2007 and January 15, 2008 during which issues regarding potential litigation were discussed. Counsel was present.

7. Treasurer's Report: Tim Delikat

Per December's financials:

Cash: \$31,330.00

Reserves: \$438,854.00

Accounts Receivable: \$3,583.00

Expenses to budget: \$375,155.00 (actual) to \$377,958.00 (budget)

Treasury related items to be brought to the Board attention:

15 members currently past due

Access to Financial Records on Server/Peak 10...User name and password provided not correct **Jerry Riddle offered to provide the user name and password to Treasurer Tim Delikat via email notification. Jerry Riddle's email information would be provided to Tim Delikat at the conclusion of this meeting.**

8. Board Discussion Addressing Concerns

Mark DiGiacomo submits his resignation as Secretary of the Board of Directors and it is accepted by the Board.

Motion by Yvette Blonski, second Annie Cerniglio to nominate Jill Hammor as Secretary for the Board of Directors. Motion carried unanimously.

Motion by Jill Hammor, second by Yvette Blonski to keep Board of Directors at seven members until next annual election when the number of Board members can be re-visited. Motion carried. Anne Cerniglio, Yvette Blonski, Tim Delikat, Jill Hammor and Terrill Goldman in favor. Adam Kemp and Mark DiGiacomo opposed.

9. Property Management presentations-10 minutes: COA, Greenacre Properties, LeLand Management, Melrose Management **Presentations were made by all four management companies.**

10. Property Management Vote

Motion by Terrill Goldman, second Adam Kemp to postpone decision on approval of a property management company. Motion failed. Adam Kemp, Terrill Goldman and Mark DiGiacomo in favor. Anne Cerniglio, Yvette Blonski, Tim Delikat and Jill Hammoor opposed.

Motion by Tim Delikat, second Yvette Blonski to accept Greenacres Property Management as the vendor of choice. Motion carried. Anne Cerniglio, Yvette Blonski, Tim Delikat and Jill Hammoor in favor. Adam Kemp, Terrill Goldman, and Mark DiGiacomo opposed.

Motion by Jill Hammoor, second Yvette Blonski requesting that contract with Greenacres Property Management Co. be reviewed by an attorney. Motion carried unanimously.

11. Appoint and Approve Board’s Committees and Members **Tabled until February 2008 meeting**

- A. Architectural Control Committee
- B. Compliance Committee
- C. Landscape Committee
- D. Lakes Committee

12. Donation to Farnell Middle School PTA \$100.00 **Tabled until February 2008 meeting**

13. New Business

Next Meeting: TBA

Meeting Adjourned at ...**9:10**.....pm

Prepared and submitted by Jill Hammoor

hammoor

From: "Jeffrey Dolgos" <jdolgos@tampabay.rr.com>
To: "Yvette Blonski" <yvb813@yahoo.com>; "Annie Cerniglio" <AnnieElena@aol.com>; "Bob Capuro" <rcapuro@verizon.net>; "Robert & Susan Delikat" <tdelikat@verizon.net>; "Mark DiGiacomo" <markd@digitalexir.com>; "Terrill & Martina Goldman" <terrill@tampabay.rr.com>; "Mike & Jill Hammoor" <hammoor@verizon.net>; "Adam Kemp" <kempie13@verizon.net>; "Leigh Slement" <leigh@pgcf.com>
Sent: Thursday, November 29, 2007 9:49 AM
Subject: Meetings

After over a year on maternity leave, my wife has returned to her job as a Flight Attendant. This leaves me solo to take care of our young children for days at a stretch periodically throughout the month. (I currently am as I write this email.) This will inevitably conflict with committee work, spur of the moment meetings and regular Board Meetings, so please consider this my resignation effective immediately.

Gladly, WWL has a terrific board and I look forward to following your progress! Good luck to you all.

2/2/2008

hammoor

From: "Robert Capuro" <rcapuro@verizon.net>
To: <AnnieElena@aol.com>; <hammoor@verizon.net>; "Yvette Blonski" <ymb813@yahoo.com>;
"Terrill" <terrill@goldmanmortgage.com>; <tdelikat@verizon.net>; "Susan Delikat"
<stcdeli@verizon.net>; "Adam Kemp" <kempie13@verizon.net>; "markdigiacom" <markd@digitalelixir.com>
Sent: Sunday, December 02, 2007 3:45 PM
Subject: Re: PLEASE READ:

Be advised that I hereby tender my resignation from The WWL BOD.
It has been an honor to serve & represent the homeowners of WWL.

Bob Capuro