

# TANGLEWOOD WEST HOMEOWNERS' ASSOCIATION

## August 25, 2023 Meeting Minutes

Meeting Date: August 25, 2023

Time: 7:13 pm

1. Called meeting to order
2. Roll Call: The following board members were present
  - Kito Bastos
  - Jeff Baumgardner
  - Andre Golebiowski
  - Tammy Metzger

### Homeowners Forum

Jill (4021 Larwin Ave) landscaping left lavender tree scraps in flower bed.

Nick (4013 Larwin Ave) request landscaping to trim his palm tree.

Homeowner requests pool area to be cleaned will contact Clean Craft.

Andrea requests to have pool tiles to be cleaned will contact Aqua Trends.

Homeowner complains landscapers are leaving food trash behind.

### Review of Minutes:

Tammy disagrees the accuracy of the July minutes.

Jeff motioned to approve July minutes with the correction suggested by Tammy. Motion was seconded, voted on 3 yay and 1 nay, vote passed to approve minutes with corrections made.

### Reports:

- Financial Report was read.
- Architectural Report was read.

Jeff motioned requesting \$5,000 pre-authorized amount for maintenance to grade and slope water drainage away from structure at 4044 Larwin Ave. Tammy interjected stating \$5,000 pre-authorization is a lot of money for that type of repair. The board agreed to vote on \$2,500. Jeff motioned requesting \$2,500 pre-authorization for repairs, Andre 2<sup>nd</sup> and Kito is in favor. Motion passed permitting Jeff a pre-authorized amount \$2,500 for repairs.

- Recreation Report was read.

Tammy motioned to pay locksmith for 10 pool bathroom keys and 10 pool fobs, Kito 2<sup>nd</sup> and all in favor to pay the locksmith.

- Landscaping Report was read.

## **New Business:**

- **Bank Signatories** – Andre motioned to proceed with assigning bank signatories so bills can be paid, Kito 2<sup>nd</sup> the motion and motion passed to proceed.

Tanglewood West Homeowners Association Board has approved to add Jeff Turkus as President, Jeff Baumgardner as Vice President and Kito Bastos as Treasurer as the Authorizing Representative and Money Mover on bank accounts.

Tanglewood West Homeowners Association Board approved to remove Robert Oliver as President, Robert Hersch as Vice President and Lisa Wilson as Treasurer, as current Authorizing Representatives on bank accounts and replace, effective immediately.

- **Board Vacancies and Candidate Applications**

Andre motioned to have the board review and vote on the submitted candidate applications to fill the current board vacancies.

A voted was conducted and the follow were added to the board:

- Jim Day
- Jeff Turkus
- Linda Wallace-Phelps

Andre motioned to vote and assign positions for all of the board members. A vote was conducted and the following positions have been filled:

- President – Jeff Turkus
- Vice President – Jeff Baumgardner
- Secretary – Linda Wallace-Phelps
- Treasurer – Kito Bastos
- Architecture – Andre Golebiowski
- Landscaping – Jim Day
- Recreation – Tammy Metzger

## **2024 Election:**

Andre mentioned election for 2024 are coming up and will need to begin soliciting candidates to apply which should begin in September.

## **2024 Budget:**

2024 budget was not discussed due to lack of time. This will be moved to September's agenda.

## **Attorney Fees:**

Tammy motioned to be able to write a letter to previous HOA lawyers representing the HOA to recuperate funds that may have been acquired erroneously. Jim 2<sup>nd</sup> the motion. A vote was conducted with 2 yay, 3 voted nay, and 1 abstained from voting. Vote denied the motion to contact previous lawyers regarding refunding fees for passed billing.

**Closure:**

Executive Session / Special Meeting:

Andre requests to have an executive session with the board to discuss position responsibilities and agenda items for September meeting.

**Meeting Adjourned approximately 8:00**

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**Jeff Turkus, Board President**

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**Date**

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**Jeff Baumgardner, Board Vice President**

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**Date**

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**Kito Bastos, Board Treasurer**

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**Date**

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**Linda Wallace-Phelps, Secretary**

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**Date**