

**WINDWARD HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
May 22, 2008

**Board Members Present:**

President:	Elizabeth Canchola
Vice-President:	Delia Arcelus
Treasurer:	Jairo Zapata
Secretary:	Diane Oakley

**Allied Management Present:** Omaidia Arbide

**Homeowner(s) Present:** Maytee Lopez  
Angel Lopez

The meeting was called to order at 7:20 PM.

The minutes were accepted as presented.

**Allied Manger's Report:**

Omaidia will review the list of delinquent accounts in collection to ensure that no account is being handled by both law firms. She will also schedule an emergency meeting with Gary Mars to discuss the firm's untimely management of many delinquent collection accounts. Liz stressed that Mars needs to work on our accounts or free up these accounts at no charge to the HOA.

Allied will no longer authorize liens for the HOA.

The Board discussed the possibility of homeowners with delinquent accounts who are renting their property to to make arrangements for payment from the rent they are collecting or from security deposits. Option to be legally reviewed.

Allied needs to deposit money monthly, on a timely manner, into our reserve account.

Omaidia will meet with Luis Garcia and inform him that he is responsible for replacing the grass around trees and in other places that has died due to improper cutting.by his employees.

The keys that Allied ordered for the pool gate and bathrooms do not work. Omaidia will contact a locksmith to remove the lock from the old gate and transfer it to the new gate. She will also try to come up with a resolution to the problem with the keys.

The board requested that Omaidia check the by-laws to see if a security deposit can be required of renters by the HOA for subsequent damages to the community.

**Old Business:**

**Motion to deny Netherlands' proposal to share in the cost of closing their entrances at NW 82<sup>nd</sup> Street** was made by Delia and seconded by Diane. Discussion opened. Discussion closed. Motion passed unanimously.

Liz will present a proposal to Century to begin the preliminary work on our entrance gate.

The board received a proposal for the landscaping of the entrance to Windward that will be presented to the Master Association.

**Motion to appoint Roberto Jacome, Luis Martinez and Adriana Luzardo to the violation committee** was made by Delia and seconded by Diane. Discussion opened. Discussion closed. Motion passed unanimously.

Omaida will meet with all committee members and send out violation letters before the next official meeting of the violation committee.

Pedro will paint a No Parking Sign on the street in front of the mailboxes.

The fence around the pool area should be completed by Friday, May 30<sup>th</sup>.

The board requested that Omaida check the invoices from ALF to see in which areas the sprinklers have been repaired. Some homeowners are complaining that there sprinklers are not working.

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**New Business:**

The board reviewed the budget to determine if there is any way to cut expenses.

**Adjournment:** Consensus 9:45 PM.

**Diane Oakley**  
**Secretary**