

1. **Kudos:** I would like to take this opportunity to thank all the Board Members who have worked hard for the past week on the 2020 Budget. I like to start my comments off with sincere thanks to all our volunteers who help us do the work of the association daily. We have begun to utilize the many talents of individual volunteers in handling important projects that will be supervised by Board Members. We have an immediate need for a volunteer in the Finance Department with either bookkeeping, accounting or administrative office skills.
2. **Amendments:** The final draft has been reviewed and will be mailed out shortly. Please read them carefully. The Board hopes that you will vote YES to both amendments because it will ensure that the quality of life here at Lauderdale West will remain so in the future.
3. **Bus:** We continue to get complaints about the new bus schedule. All homeowners should know that we have about 2,000 people who reside here at Lauderdale West and about 50 persons utilize the bus in any given week. We understand the importance of continuing to provide bus transportation to our residents who do not drive, and we have worked hard to include the bus service in our 2020 budget. As you know all our costs have increased but we feel that the bus is so valuable to our residents that we have figured out a way to keep it. We will just reduce the number of hours. The schedule will remain the same, and we have added stops. Bus riders have also expressed concern about Pete's job security, and we want to assure everyone that Pete will continue to drive the bus as well as continue to work in the maintenance department. For our insurance purposes, Pete is authorized to make stops that are listed on the schedule only and all bus riders must sign the Logbook before boarding the bus.
4. **Sales and Rentals:** The Board would like to remind everyone about our Application and Approval Policy regarding leases and sales. The Business Office is open from 9:00am to 12:00pm Monday through Friday and is closed on all National Holidays. Please check our website for additional holiday closings. Realtors will not be permitted any other times. **Leases:** Landlords must submit a lease renewal before the expiration of the current lease. The \$100 penalty will be enforced for late leases. A lease is considered late if all the work on the home inspection report is not completed before the current lease expires. Home inspections are done on all properties for lease or lease renewals on an annual basis. No lease will be processed or approved until all the work is completed. Failure to follow policy may result in fines as well as penalties. **Sales:** Homeowners who intend to sell their property should allow thirty (30) days for the processing of the sale of your home. Home inspections are done on all properties for sale. All work on the home inspection list must be completed before your sale is approved. Please do not schedule your closing, personal home inspection or move in date before written board approval is given. Homeowner failure to complete the work will result in the delay of board approval.
5. **English:** We understand that there are many residents in our community where English is not their first language and we are respectful of the diverse languages and cultures of those who live here. This can sometimes pose a problem because we post important information in English only on our website, in our newsletter or in email blasts. If you have business to transact in the business office, kindly bring someone with you to translate as we do not have translators available in the office.
6. **Guest Speakers:** From time to time the Board will invite guest speakers to our Board Meetings. These speakers take the time to present information to our community. We will allow time for questions at the end of the presentation. Please be respectful as they have been personally invited into our Clubhouse for your benefit.
7. **Interior Home Maintenance:** All Homeowners are responsible to maintain their own individual air conditioner units. Frequent and proper maintenance is required to avoid dangerous leaks. A/C leaks have been called in as "roof leaks" to the Maintenance Department. We do not maintain or service air conditioner units or repair air conditioner leaks. Homeowners will be billed for a service call from SCI, our roofer, if it is not a roof leak.