

1. As many of you may know, the Clubhouse was hit by lightning on August 1, 2019. Our Computers, Telephones, Fire and Safety Systems and FOBS were affected. Most items have been repaired and or replaced and fortunately we were covered by insurance less our "deductible". The Board wants to thank everyone for their patience and understanding.
2. **IMPORTANT NOTE:** Lauderdale West is a community of independent, privately owned, single family homes and condominiums. The Association is responsible for the repair and replacement of the roofs. The Association is also responsible to paint the surface of your home, provide lawn maintenance and irrigation and to provide cable TV service. I refer everyone to read our docs which describe the limits of the Associations' responsibility. Homeowners are expected to be responsible and to maintain their own private residence.
3. **Special Thank you** to all our volunteers who work in the Business Office, helping the Board do the work of the Association. The Business Office is located on the first floor of the Clubhouse and is open Monday to Friday from 9AM to 12Noon. If these hours are not convenient for you, you can call the office and we will try to set something up at your convenience.
4. **Special Thank you** to Jeff Fleisch who used his time and talent to paint the JBA auditorium sign and all the lobby frames for us. Jeff is also responsible for power washing the clubhouse exterior walls again.
5. **Special Thank You** to Sam, Cindy and Henry for their extended time in monitoring the front and rear doors of the Clubhouse while our FOBS are out.
6. **Exterminating:** The Association has reevaluated our exterminating policy. Bernadette Brodmerkel, our newest director, is in charge of exterminating for the Board. The Association will continue to spray the exterior of your home for ants and spiders every other month. We will continue to exterminate the interior of homes upon request 2x each year. After 2 times the homeowner can engage an exterminator at their own expense. We want to remind all residents that the Association does not exterminate the interior of homes for bedbugs, fleas, roaches or rodents which are bought into the home from the outside. Most of our homes are situated on lakes

and canals so we are naturally prone to rodent infestations. Bait Boxes have been placed around homes that have been selected by our Vendor, Dead Bug Edwards. They are refilled with bait regularly and must not be touched or moved. Homeowners are responsible for making sure that there is no exterior access for rodents to enter the home. Homeowners who feel that they require more frequent exterminating are encouraged to engage an exterminator at their own expense.

7. **Gutters:** This was discussed at the board meeting on July 22 and I have been asked to say it again. It is the homeowners' responsibility to install, maintain and monitor the gutters on their home. If damage to soffits or fascia is caused by gutters that have not been cleaned out, the Homeowner will be charged for repairs and corrective maintenance that is not done within 30 days.
8. **Exterior Maintenance Project:** Our Maintenance man Pete will be going around our community on Tuesdays checking residences for damaged awnings, gutters, soffits, fascia, broken windows and screens. Homeowners will be charged for repairs and corrective maintenance that is not done within 30 days.
9. **Bus Schedule:** All residents who use the Lauderdale West Bus will be asked to sign in before boarding the bus. No one will be permitted to ride the bus without signing in. The schedule will not change. All pickups will be from your residence. Residents must be outside ready for pick up. Drop offs will be at designated stops only. Pete will not be permitted to drop off residents any other place. Pete will note those residents who will not require a return trip.