

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
MEETING MINUTES
JANUARY 27, 2020
ADOPTED FEBRUARY 24, 2020

Jennie Lipari opened the meeting at 10:00 AM with a salute to the flag.

Marlene Newman took attendance. Present: Jennie Lipari (JL), Joanne Hill (JH) Marlene Newman (MN), Bernadette Brodmerkel (BB), Kristi Woods (KW), Rosemarie Demmons (RD), Barbara Bucci (BBU), Pauline Gosselin (PG), Ermina Goodwin (EG), Johnny McLean (JM) and Hal Spector (HS). We have a quorum.

President's Comments:

1. **Volunteers:** We would like to thank all our volunteers who help make LW the wonderful community that it is. Amazingly, this year we have 80 volunteers who donate from 1 hour to 20 hours a week to help us do the job of managing the Association. They don't just work in the office from 9 to 12. They also put in lots of hours working outside of the office. This includes planning and scheduling all the clubs, activities, parties and events. Volunteers help with home inspections and on landscaping committees, they help to sell tickets and decorate for parties and events in the Clubhouse. The Board appreciates all their generous time and talents.
2. **Amendments:** The response to the Amendments has been poor. We understand that many of you have concerns about giving away your power to board members who may make changes that you do not particularly like. The Florida legislature agrees with you and they have passed many new laws limiting the ability of boards to make changes. We will be discussing the possibility of holding a town hall meeting so that owners can voice their concerns and we can answer any questions you may have. Most of you moved into a planned community with certain restrictions that help maintain a high standard of living. You have every right to expect that everyone will work towards the goal of maintaining that high standard.
3. **Maintenance Fee:** Just a reminder that the maintenance fee for 2020 has increased. Duplexes and Four Plexes will pay \$327 monthly maintenance and Single Family Homes will pay \$337 monthly maintenance. In order to avoid late fees, please update your bank records.
4. **Website:** The Florida Legislature has passed a law requiring condominium associations with more than 150 members to have an official website. As many of you know, LW already has a wonderful and informative one. We are now obligated to post certain documents, and we are working with our webmaster to get them online. The Association's official documents will be posted first. Those documents are the Declaration, the Articles of Incorporation, the By-Laws and the current Rules and

Regulations. They are in the Owner's corner. We will also post board member certifications, contracts and other required documents.

5. **Mailboxes:** We want to remind homeowners that plants are not permitted around or near your mailboxes. Notice was given at the November 13 board meeting. Please remove all plants around your mailbox so that we will not need to charge you to remove them.
6. **Assistance Animals:** New applications will be sent to all homeowners who have a registered assistance animal on file with the Association. In keeping with the current ADA legislation, applications and supporting documents will be required for written board approval. If you do not have an application on file in the Sales and Rental office, please see Ermina so she can put your name on the list to receive the new application. We plan to issue tags to identify those approved animals. Lauderdale West is STILL a pet-free community according to our documents. Owners who fail to register their assistance animals will be in violation.
7. **External Landscaping Maintenance:** It is the homeowners' responsibility to maintain their property by trimming hedges, weeding planting beds and by power washing the porches, patios and pavers around your home. If you do not want to maintain your landscaping, or if you cannot maintain your landscaping, simply have all the plantings removed, install sod and LW will maintain the grassy area.
8. **Blue Stream:** Sign-ups are in progress. Please remember to bring your driver's license and email address when you come to sign up. Phone bills are required if you want to keep your phone. If you did not sign up, please come to the clubhouse and we will help you sign up.
9. **Snowbirds:** Welcome back. We hope that you agree with the improvements that have been done since last year. We are working hard to Protect our Assets, Maintain the property infrastructure and Enhance the value of our investments.
10. **Documents:** Currently posted on website.

JL said we lost a volunteer who worked in the Administrative Office. Diane Siegel answered the phone, took messages and directed residents to the directors. She will be sorely missed. Lauderdale West was well represented at her Memorial Service.

Unfinished Business:

1. Status of LW Dock Repair at Main Clubhouse:

KW - Have one quote and are waiting for more to complete walkway. Need to be in ADA compliance. Walkway is currently hazard for people to walk because of pitch.

JL - Back wall has foliage, trees, downspouts - needs to be replaced. Have erosion. Need to connect downspouts to drain in the lake. Unbudgeted item.

2. Status of Renovation of LW Satellite Clubhouse Showers/Restrooms:

BBU - Two (2) maintenance employees have been working on the restrooms. Should be completed by end of February.

3. Status of Lobby Renovations:

JL – Renovations are done. Decorator looking at something for the curvature wall.
HS – asked about a phone in the lobby. **KW** – answered that we have a phone, but it has not been installed yet. **JL** – said it would be installed on the console and it will have a general outside landline.

New Business: Motion/Discussion:

KW made a motion to approve the purchase of a Kubota cart in an amount not to exceed \$13,000.00. Seconded by **JH**. Vote taken; all yes. Motion approved.

Sales & Rentals:

RD made a motion to accept the following sales and rentals:

Sale:	Unit 7-0255	8704 NW 10 St	
	Unit 7-0256	8706 NW 10 St	
	Unit 8-0611	1258 NW 82 Ave	
	Unit 8-0676	8220 NW 16 St	
	Unit 8-1006	1610 NW 87 Ln	
	Unit 8-1372	9040 NW 10 Ct	
New Lease:	Unit 7-0230	8532 NW 10 St	2-1-20 to 1-31-21
	Unit 8-0614	1270 NW 82 Ave	11-1-19 to 12-31-20
Renewals:	Unit 7-0542	8531 NW 12 St	1-1-20 to 12-31-20
	Unit 8-1345	1024 NW 90 Way	1-1-20 to 12-31-20

All meet our criteria. Seconded by **KW**. Vote taken; all yes. Motion approved.

Modifications:

KW made a motion for the approval of the following modifications:

Unit 7-0128	8451 NW 10 St	impact windows & front door
Unit 7-0121	8447 NW 10 St	impact windows & front door
Unit 7-0008	1013 NW 85 Ave	impact sliding glass door & front door
Unit 7-0166	1074 NW 83 Ave	sliding glass door & accordion shutters

All meet our criteria. Seconded by **JH**. Vote taken; all yes. Motion approved.

Roof Report:

BBU: See attached list.

Announcement of Parties/Shows/Activities:

- Social Club Brunch, Sunday, February 23rd, 11 AM. Members \$5, membership \$20.
- Community-wide yard sale Saturday, March 7th. Cost \$3. Held outdoors in your driveway.
- Mature driver class January 29th, room 111. Cost \$10. Class starts at 1 pm.
- Valentines Day Party, February 15th, 7:30 PM. Cost \$7 residents; \$10 guests.
- ESL (English Second Language) Class, February 10th, 7 to 9 pm.

Directors' Reports:

- **JH** confusion on amendments were explained. Any questions ask one of the board members.
- **RD** – Library: Removing books from shelves. Washing shelves. **Need volunteers.**
- **MN** Thanked volunteers for calling residents regarding voting on amendments. If you didn't receive a ballot, come to the clubhouse office and one will be given to you.
- **HS** gave the Treasurers Report (see attached).
- **BB** Beach Environmental doing new spraying. Jorge will pick up posts after two weeks.
- **BBU** structural tree trimming will be here in two weeks
- **JM** thanked volunteers; angry at residents who don't take responsibility for the community by not voting. Same people attend board meetings.
- **KW** Blue Stream last day on site is Friday. A little over half have signed up. Blue Stream making phone calls.

Good & Welfare

- Rich Cherkoss: careful taking run off into lake, could be against the law; Consider doing consolidated yard sale in parking lot; Pets inside or outside require applications; and does L/W pay legal fees. Answer: Will check prior to doing runoff; yard sale to be held in front of homes; all pets will require applications; homeowners pay legal fees.
- Nick Sortal, President, Plantation City Council, lives in Jacaranda Lakes; people disagree, that's how we make it better; discussed Airbnb; ADA access; and police are making good arrests.
- Jim Temple teaches ESL at level 3. Students need to understand instructions.
- Linda Ciasca thanked the board; invited residents to attend the Plantation City Council Meetings that are held on the first and third Wednesday of the month; would like historical pictures of Lauderdale West and more colors on the wall.
- Vinnie Sciabica said pet problem is out of control; his dog was attacked by another dog and died; the aggressive dog is still here; dogs need to be kept on leash. Answer: **JH** the ruling said the dog has to be muzzled when outside.
- Peter Neall discussed regulations and rules that would be passed. If owner didn't follow rule, would be assessed a fine. Answer: **JL** said the homeowner would need to put it in writing; no fine. We work for the association according to Florida statue 718.

Motion made by **BB** to adjourn; seconded by **JH**. Vote taken, all yes. Meeting adjourned at 11:38 AM.

Respectfully submitted,



Pauline Gosselin
Recording Secretary

Roof Report

			Tile Roof	Flat deck		
1730	nw	87 th	ave	"	"	\$18,225 ⁰⁰
1115	nw	89 th	ave	"	"	\$18,225 ⁰⁰
9020	nw	14 th	st	"	"	\$18,225 ⁰⁰
1181	nw	88 th	way	"	"	\$18,225 ⁰⁰
8516	nw	14 th	st	"	"	\$18,225 ⁰⁰
8225	nw	12 th	manor	"	"	\$18,225 ⁰⁰
1421	nw	87 th	lane	"	"	\$18,225 ⁰⁰
8201	nw	17 th	st	"	"	\$18,225 ⁰⁰
9051	nw	10 th	ct	"	"	\$18,225 ⁰⁰
1170	nw	88 th	way	"	"	\$18,225 ⁰⁰
1160	nw	88 th	way	"	"	\$18,225 ⁰⁰
1041	nw	90 th	ave	"	"	\$18,225 ⁰⁰
9000	nw	17 th	st	"	"	\$18,225 ⁰⁰
9030	nw	12 th	pl	"	"	\$18,225 ⁰⁰
8223	nw	15 th	st	"	"	\$18,225 ⁰⁰
1621	nw	85 th	ave	"	"	\$18,225 ⁰⁰
8805	nw	16 th	st	"	"	\$18,225 ⁰⁰
1086	nw	89 th	ave	"	"	\$18,225 ⁰⁰
8224	nw	16 th	st	"	"	\$18,225 ⁰⁰
1631	nw	85 th	ave	"	"	\$18,225 ⁰⁰
9001	nw	13 th	st	"	"	\$18,225 ⁰⁰
8840	nw	15 th	st	"	"	\$18,225 ⁰⁰

Cont ↓

Roof Report

PLEX

1040-1042 nw 84 th ave	Shingle Roof	\$15,500
866a-866a nw 10 th ct	"	\$15,500
1162-1164 nw 84 th ave	"	\$15,500
1080-1082 nw 84 th ave	"	\$15,500

HURRICANE

1131-1133-1135-1137 nw 83 rd ave		\$27,000 ^{oc}
1076-1078 nw 86 th ave		\$15,500 ^{oc}
8621-8623 nw 10 th ct		\$15,500 ^{oc}
1070-1072-1074-1076 nw 83 rd ave		\$27,000 ^{oc}
1090-1092 nw 84 th ave		\$15,500

REPAIRS

1600 nw 87 th Terr	\$450 ^{oc}
1040 nw 88 th way	\$1450 ^{oc}
1401 Camp dr W	\$50 ^{oc}
1440 nw 85 th Terr	\$508 ^{oc}
1087 nw 83 rd ave	\$500 ^{oc}
1065 nw 90 th way	\$750 ^{oc}

Lauderdale West Community Association No. 1, Inc.
Treasurer's Report for the month ending November 30, 2019
Presented at the January 27, 2020 Board of Directors meeting.

Cash - Operating Fund = \$4,763,142

Cash – Reserves Plex = \$ 124,661

SFH = \$ 531,350

Total Reserves = \$ 656,011

Past Due Monthly Assessments as of December 31, 2019

Plex Units = Late (16) \$4,984.31 3%

SFH Units = Late (12) \$4,018.56 2%

Respectfully submitted

Hal Spector, Treasurer