

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
MEETING MINUTES
FEBRUARY 10, 2020
ADOPTED JANUARY 27, 2021

Joanne Hill opened the meeting at 10:00 AM with a salute to the flag.

Pauline Gosselin took attendance. Present: Joanne Hill (JH), Kristi Woods (KW), Barbara Bucci (BBU), Pauline Gosselin (PG), Ermina Goodwin (EG), Rosemarie Demmons (RD), Johnny McLean (JM), and Hal Spector (HS). Jennie Lipari (JL) arrived at 10:30 am. Absent: Marlene Newman (MN), and Bernadette Brodmerkel (BB) We have a quorum.

Guest Speakers: JeLani Harvey and David Martinek discussed the 2020 Census.

President's Comments:

1. Volunteers: The Board would like to thank all our volunteers who sacrifice their time and talent to help us do the work we need to do. New volunteers are always welcome, we especially need volunteers with computer skills. If you are interested in becoming a board member, volunteering is the best way to learn about the work we do and how we interact with each other. Board members serve Monday to Friday from 9:00AM to 12:00PM. Please see Pauline Gosselin in the Business Office

2. Amendments: As you may know, we had to postpone our meeting of February 3, 2020, regarding the two proposed Amendments the Board would like to pass as we did not have a quorum (majority) of owners either present at that meeting or who voted by proxy. On February 3rd and again on February 10, 2020, the Board voted to postpone that meeting and to reschedule it to Monday, April 2, 2020 at 7 PM in the auditorium at our main clubhouse. We urge you to vote by proxy and/or attend the meeting on April 2nd in order that we may obtain a quorum of owners to hold this meeting. If you have not voted, please do so immediately. If you need an additional amendment packet, please contact the Administration Office in Room 108 or a Board Member to obtain a new one. We recommend that you contact a Board Member if you have any questions or need a further explanation of the proposed amendments. Please do not rely on other resident's opinion to cast your vote or sway your opinion.

3. Safety: Once again we must warn everyone to be vigilant and remain alert with regard to their personal safety. We have had another episode where a resident opened the door and after being distracted, had their home robbed. Police have been notified. For some time now we have been discussing several instances where residents have opened their door to strangers thinking they were our maintenance employees. We have posted photos of our maintenance workers in the Newsletter and in the clubhouse. All our maintenance workers carry ID and we will never send someone to your home without notifying you first. We want to alert everyone

to be cautious when walking in the early morning or evening. Because we are a senior community, we are open for scams and criminals

4. Animals: The Board continues to receive complaints about the increase in the number of animals on our property; residents who do not leash or clean up after their animals or who harbor chickens and roosters. We need to remind everyone that we still are a no pet community. The past amendment to permit pets did not pass. Everyone who lives here at LW is not permitted to bring animals into our community. LW is required to follow Federal ADA laws regarding service animals. All service animals must be registered with the Association and the owners must provide appropriate documentation and agree to follow all city and county regulations before written Board approval is granted. All residents who harbor animals in their home without written board approval are in violation of our documents and will be fined. If you believe that an animal is not registered, please let the board know and we will investigate. There are only 11 Board Members and we need the help of all residents in our community to identify animals that do not belong in our community.

Unfinished Business:

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

BBU – Two (2) maintenance employees have been working Saturdays.

New Business: Motion/Discussion:

KW made a motion to approve the postponement of the Amendments vote to Thursday, April 2, 2020 at 7 PM because of lack of a quorum. Seconded by JH, Vote taken, all yes. Motion approved.

KW made a motion to approve the painting of areas of the main clubhouse, same color, by Broward Boys Painters in the amount not to exceed \$13,000.00. Seconded by BBU. Vote take, all yes. Motion approved.

KW made a motion to allow signage at L/W entrances regarding Community-wide Tag Sale on March 7th from 10 AM to 2 PM. Seconded by BBU. Vote taken, all yes. Motion approved.

Sales & Rentals:

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

Sale:	Unit 7-0124	8441 NW 10 St
	Unit 8-1333	1020 NW 90 Way
	Unit 8-1358	1020 NW 89 Way
	Unit 8-913	8741 NW 17 Pl
	Unit 8-0857	1441 NW 85 Ter

New Lease: Unit 7-0522 8021 NW 12 St 2-15-20 to 2-14-21

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

Modifications:

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

Unit 8-0681 1600 NW 82 Ave impact garage door
Unit 8-0622 1258 NW 82 Ave impact windows and doors

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

Roof Report: None

Announcement of Parties/Shows/Activities:

- Social Club Brunch, Sunday, February 23rd, 11 AM. Non-Members \$5, membership \$20.
- Community-wide yard sale Saturday, March 7th. Cost \$3. Held outdoors in your driveway.
- Valentine's Day Party, February 15th, 7:30 PM. Cost \$7 residents; \$10 guests.

Directors' Reports:

- **HS** gave the Treasurers Report (see attached).
- **BBU** tree trimmers are here another week and a half.
- **KW** Blue Stream town hall meeting went over everything with TIVO. Any problems come to room 111. Blue Stream will be here till May. Gentlemen from Blue Stream will help anyone needing appointments. Sign up for web sites.

Good & Welfare

Sally Zayas & Sonny Zayas complained about a motorcycle running on the grass. **JL** replied she would look into it.

Sheila Maillet wanted to know if there was a rain date for the yard sale. **PG** replied yes, the following Sunday, March 8th.

Allen Kruger has been a resident for 4 years, his hat is off to the board; had a question on Emotional Support Animals regarding vaccination, note from doctor, and a picture of the animal. **JL** replied that L/W is a pet free community. There will be an application that needs to be done. Yearly vaccinations required. He said the lighting other than the city streets are non-existent. **JL** replied lighting L/W streets is cost prohibitive.

Juliet Ferguson complained about a neighbor. **JL** said she would look into it.

Motion made by **JH** to adjourn; seconded by **EG**. Vote taken, all yes. Meeting adjourned at 12:10 PM.

Respectfully submitted,



Pauline Gosselin
Recording Secretary

Lauderdale West Community Association No. 1, Inc.
Treasurer's Report for the month ending December 31, 2019
Presented at the February 10, 2020 Board of Directors meeting.

Cash - Operating Fund = \$4,264,063

Cash - Reserves Plex = \$ 144,417

SFH = \$ 532,037

Total Reserves = \$ 676,454

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