

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 10, 2019
Adopted May 15, 2019

MEETING opened by Jennie Lipari on April 10, 2019 at 7:30 PM with a salute to the flag.

President's remarks by Jennie Lipari: Thanked Joanne for her help in the transition and in handing over the association in such good shape.

- Entered into the record that Micki Gaughan has resigned from the Board of Directors effective immediately.
- Spoke for the entire board in thanking Micki for the years of service. She worked tirelessly with the newspaper, pest control program and scheduling room rentals to ensure the board met obligations to the home owners.
- The annual financial statement was submitted to the board by our accountants and is available to any unit owner upon written request.
- Several Board members requested that Board meetings be scheduled on Mondays. Therefore, beginning May through December, Board meetings will be held the first Monday of *each month*. Please check your calendar for exact dates.
- Reminder that Board of Directors work in the clubhouse Monday through Friday, from 9 am to 12 noon. She brought business cards to the meeting and if you have issues, she will be glad to direct your concerns to the appropriate Board Member.

Present: Jennie Lipari, Joanne Hill, Rosemarie Demmons, Marlene Newman, Hal Spector, Barbara Bucci, Pauline Gosselin, Audrey Hermelin and Johnny McLean. Absent: Kristi Woods. We have a quorum.

- **Motion** made by Joanne Hill to waive the reading of the Minutes of the Board Meetings of March 13, 15, 18, 25 Annual Meeting, March 25, Annual Meeting and April 2nd, 2019. Seconded by Audrey Hermelin. Vote taken, all yes. Motion approved.
- **Motion** made by Joanne Hill to approve the minutes of the Board Meetings of March 13, 15, 18, 25 Annual Meeting, March 25, Annual Meeting and April 2nd, 2019. No comments, corrections or discussion. Vote taken, all yes. Seconded by Marlene Newman. Vote taken; all yes. Motion approved.

Unfinished Business:

Status of Irrigation Upgrade Project: Barbara Bucci reported that Phases 1, 2, 3 and 4 are completed. She and Joanne did a wet check on Phases 3 and 4. Phase 3 has some sprinklers that need to be moved. There will be a monthly wet check done by Gary Cox Company.

- Discussion: Hal Spector requests schedule of sprinklers and would like them to run during the day so residents can see if they are working. Barbara responded by saying she and Joanne are working to have Gary come to a meeting. She also stated that the pipes are 46 years old and there have been 3 major breaks which included digging up a 6" blue pipe. Maintenance Supervisor, Doug Fischer is aware of what they are doing.

Status of telephone directory: Joanne Hill stated that the final proof arrived today.

Status of Clubhouse window repair/caulking project: Johnny McLean stated that caulking project should be done by this weekend. There was a window broken but it has been replaced.

Status of parking lot re-sealing: Johnny McLean stated that they are currently trying to get permits. The city requires drawings of parking lots. Hopefully, it will not take more than 2 weeks.

- Discussion: Jennie Lipari said she is looking into scheduling the bus to bring people to the clubhouse during the parking lot renovation. She is also looking into adding speed bumps/humps for the parking lot.

Status of LW deck repair at main clubhouse: Joanne Hill stated that they are currently getting permits from the city.

Status of Satellite Restrooms: Barbara stated that John is working every day and a couple of hours at night to complete the renovations in the men's bathroom. She will have the completion date by the next meeting.

New Business:

Jenny made a motion to raise the Estoppel fee from \$150 to \$200. It is paid to the association. Joanne seconded the motion. No discussion. Vote was unanimous. Motion approved.

Meeting Rooms: Marlene Newman stated there were no room rentals.

Sales and Rentals: Rosemarie Demmons made a motion to accept the following sales and rentals:

Sales:	7-0296	1087 NW 88 Ave	
	7-0384	1052 NW 86 Ave	
	7-0432	8641 NW 10 Ct	
	7-0438	1053 NW 86 Ave	
	8-0622	8217 NW 12 Ct	
	8-1383	1025 NW 90 Way	
	8-1013	1321 NW 87 La	
New Rental:	7-0261	8720 NW 10 St	4-15-19 to 4-14-20
	7-0332	8641 NW 10 St	5-1-19 to 4-30-20
Lease Renewals:	7-0042	1143 NW 84 Ave	4-1-19 to 9-30-19
	7-0193	8447 NW 12 St	4-1-19 to 3-31-20
	7-0235	8544 NW 10 St	4-1-19 to 7-31-19
	7-0262	8722 NW 10 St	4-1-19 to 3-31-20
	7-0283	1055 NW 88 Ave	2-1-19 to 1-31-20
	7-0350	1033 NW 85 Ter	3-1-19 to 2-29-20
	7-0428	1050 NW 87 Ave	3-20-19 to 3-19-20
	7-0455	8723 NW 11 St	3-3-19 to 3-2-20
	7-0528	8565 NW 12 St	4-1-19 to 3-31-20
	7-0537	8543 NW 12 St	5-7-19 to 5-26-20
	8-0839	8532 NW 14 ST	4-1-19 to 3-31-20
	8-1216	1421 NW 90 Dr	4-1-19 to 3-31-20

All meet our criteria and everything is in order. Seconded by Joanne Hill. Vote was unanimous. Motion approved.

Modifications: None

Roof Report: Audrey Hermelin gave us the following attached roof report.

Announcement of Shows: None till August

Treasurers Report: Hal Spector submitted the following Treasurer's Report for the month ending 2/28/ 2019.

Cash – Operating Fund = \$2,512,880
Cash – Reserves Plex = \$ 172,319
 SFH = \$1,018,079
Total Reserves = \$1,190,398

Past Due Monthly Assessments as of February 15, 2019:

Plex Units = Late (27) \$12,321, legal (9) \$24,124
SFH Units = Late (34) \$12,554, Legal (16) \$34,438

Note: Past Due is as of the 15th
Jeff Bender noted that the past due fee is \$5.00

Report of Officers and Committees:

Joanne Hill: Nothing

Rosemarie Demmons: Nothing

Marlene Newman: Nothing

Hal Spector: looking for an assistant treasurer

Barbara Bucci: Nothing

Pauline Gosselin: Nothing

Audrey Hermelin: Thanked everyone for donating books.

Donated 7 carton of books to the Salvation Army.

Johnny McLean: Thanked the volunteers including the board. Need more volunteers in security. Beautification Exterior and Interior. Thanked Jeff Fleisch who volunteered his time and equipment to clean up. Lobby needs to be updated.

Good and Welfare:

Frank Lipari thanked the board and Joanne Hill.

Jeff Bender Sign should say "Do Not Feed Wildlife." Jeff was asked to put it on Website.

Lorraine Byer wanted to know the exact number of rentals. Rosemarie said we had 138. Lorraine Byer also said that the vendors were taking over our property. Portable toilets, taking parking places with materials. She also wanted to know why the L/W bus/van can't park in the maintenance area. Joanne Hill responded that the fire marshal said we can't park there. Lorraine wanted to know why we sold our carts to the grass cutters. Barbara Bucci responded that we sold ones that were never used and bought 3 kubotas.

Larry Chabus Thanked entertainment committee for shows. Down to 6 shows a year and would like to have movies shown. Would also like tickets to be sold after 7:30. He also thanked Micki for the Lauderdale West Newsletter.

Elvira Wilkie Her pool fob did not work at 6:30 p.m. Barbara responded by saying that they are looking into allowing people to swim at night. They need to check the lumens. A meter has been bought. May have to buy different lights. Called health inspector who told them what to do. Need certification from Broward County.

Elvira spoke about roof cleaning asked how many bids do we get? Answer was 3 bids when contract is up. We have 30 day out. She also added that the awnings are not being cleaned. She would like roof cleaners to provide a pricing schedule so that residents can pay to have their own roofs cleaned. Pressure washing of roofs is provided by Broward Boy Painters. Joanne said the painting chairman goes thru the community and marks down what roofs need to be cleaned.

Sandy Spector said the sign in page is gone after 12 noon. Also, room is freezing upstairs. Johnny responded that Weathershield will check on it.

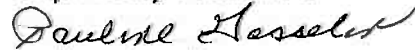
Harriet Langdon said she is retiring from the Entertainment Committee.

Keven Kane said the roofers made a mess. Barbara said to call her. Deck boards are rotted. Wanted to know what is happening with the movies. Response: they are meeting with the attorney. Wanted an update on Blue Stream. Response: the contract was reviewed by attorney. If you pressure wash your roof would like a fine attached.

Diane Sassi Wants to know about tile storage. Response: the tile was bought at a great price and a place was needed to store it. She also questioned about the council meetings. Jennie responded that she is looking into getting the L/W bus to bus residents that are interested in attending the council meetings.

Motion made by Joanne Hill to adjourn; seconded by Marlene Newman. Vote was unanimous. Meeting adjourned at 8:55 PM.

Respectfully submitted:



Pauline Gosselin

Recording Secretary

Roof Report

A. Kermelin
4/10/19

Hurricane			
1677-1679	NW 86 Ave	Shingle Roof	15,500
1051-1053	NW 86 Ave	Roof	15,500
8635-8637	NW 10 Place	"	15,500
8661-8663	NW 10 Place	"	15,000
8641-8643	NW 10 Court	"	15,000
1020-22-24	1026 NW 85 Terr	"	27,000
8631-33-35-8637	NW 10 St	"	27,000
8650-8652	NW 10 Court	"	15,000
8511-8513	NW 11 St	"	15,000
1032-34-36-1038	NW 83 Ave	"	27,000

SFH

1410	NW 85 Way	Tile roof	15,025
1226	NW 85 Ave	Tile roof + flat deck	18,225
1721	NW 87 Lane	" "	18,225
1120	NW 90 Ave	" "	18,225