

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
APRIL 24, 2019  
Adopted May 15, 2019

MEETING opened by Jennie Lipari on April 24, 2019 at 10:00 am with a salute to the flag.

**President's remarks by Jennie Lipari:**

- I have moved into Joanne's Office and Joanne has moved into the newspaper office.
- Board of Directors are still discussing the reorganization of Board Member duties and will finalized responsibilities in the coming weeks.
- Disregard the incorrect article placed in the April/May Newsletter about showing of movies. We are still negotiating for the right to show movies and hope to complete the process in the future.

The board will continue to identify areas of concern. We are currently working on the following:

- Landscaping: The Board continues to focus on the physical appearance of our community and Kristi Woods has formed a landscaping compliance committee with volunteers.
- Wildlife: We have received complaints of residents feeding wildlife. Feeding wildlife is not permitted and fines will be assessed.
- Common Areas: The grassy areas behind buildings and homes have uneven surfaces which contain roots and ruts from past removal of trees and bushes due to hurricanes. Walking off the concrete pathways is dangerous and poses a greater risk for falling. Please stay on pathways. Signs will be posted.
- Night Swimming: Presently the pool is open until 7 PM only. The Board is in the process of installing new lighting inside and outside both swimming pools. This will permit us to apply for a new license that all allow the pools staying open till 9 PM. Someone was swimming at 9 PM recently. The next time someone is caught swimming after 7 PM the police will be called.
- Email Access: The Boards campaign in signing up residents for Email has been successful but we still need more residents to sign up. It is an important way for our residents to keep informed about our community.

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

**Unfinished Business:**

**Status of telephone directory:** Joanne Hill stated they are working on corrections. Should be getting final proof shortly.

**Status of Clubhouse window repair/caulking project:** Johnny McLean stated the work has been completed and checked.

**Status of parking lot re-sealing:** Johnny McLean stated the work should begin next month.

**Status of LW dock repair at main clubhouse:** Kristi Woods said they received insurance for the dock.

**Status of Satellite Restrooms:** Barbara stated the restrooms are coming along nicely. Once completed, the Board members will check it out.

**New Business:**

**Jennie Lipari made a motion** to approve Marlene Newman as Secretary. Seconded by Joanne Hill. Vote was unanimous. Motion approved.

**Jennie Lipari made a motion** to approve Pauline Gosselin as Assistant Secretary. Seconded by Kristi Woods. Vote was unanimous. Motion approved.

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

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

**Sales**

7-0412	8661 NW 10 Pl
7-0422	1079 NW 86 Ave
8-0627	1250 NW 85 Ave
8-0831	1400 NW 85 Ter
8-0882	1451 Campanelli Dr W
8-1293	1070 NW 89 Ave

**Lease Renewals:**

7-0204	1080 NW 85 Ter	3-23-19 to 3-22-20
7-0252	8646 NW 10 St	5-1-10 to 4-30-20
7-0487	8540 NW 12 St	4-16-19 to 4-15-20
8-0807	8539 NW 13 Ct	2-1-19 to 1-31-20
8-0945	1180 Campanelli	4-15-19 to 4-14-20
8-1403	1164 NW 90 Way	3-1-19 to 2-29-20
8-0686	1650 NW 82 Ave	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:** Kristi Woods made a motion to accept the attached report. All modifications met the criteria. Seconded by Marlene Newman. Vote was unanimous. Motion approved.

**Roof Report:** Pauline Gosselin gave us the following attached roof and tarp report.

**Announcement of Shows:** None till August

**Report of Officers and Committees:**

**Joanne Hill:** Nothing

**Rosemarie Demmons:** Nothing

**Marlene Newman:** Would like to raise the room rental to either \$100/\$125. Reduce the time to 3 hours. 1hr prior for set up and 1hr after for cleaning. Discussions ensued by Joanne Hill, Kristi Woods, Jennie Lipari and Hal Spector.

**Hal Spector:** Received an invoice in the amount of \$36,000 which is the final payment for the sprinkler system. Discussion ensued by Jennie Lipari.

**Barbara Bucci:** Watering is being done every 3<sup>rd</sup> day. If there's a problem, they are fixing it right away. Doing wet checks. Receiving the permits (electrical). Will give Hal all necessary paperwork. They are spraying for cinch bugs beginning April 25<sup>th</sup> starting with Phase I.

**Pauline Gosselin:** Nothing

**Johnny McLean:** Getting volunteers for Neighborhood Watch. Has nothing yet. Dead Bug Edwards, as of April 5, received 10 work orders. 2 for rodents and 8 for termites. Wants to look at cost.

**Good and Welfare:**

**Donna Brodsky** discussed rentals, widening driveways and landscaping. Joanne Hill said the reason for widening driveways is to eliminate parking on road and lawns. Kristi Woods discussed the landscaping. Residents with high bushes will receive a letter warning them to trim bushes. If not done, residents will receive a fine.

**Kathy Byler** discussed roof inspection. Barbara Bucci told her to come and see her.

**Peter Sederquist** asked about Blue Stream. Joanne Hill said that our current contract with AT & T is up in May 2020.

Motion made by Barbara Bucci to adjourn; seconded by Marlene Newman. Vote was unanimous. Meeting adjourned at 11 PM.

Respectfully submitted:



Pauline Gosselin

Recording Secretary

#### 4/24/19 BOARD MEETING - MODIFICATIONS

8-0850	1410 Campanelli Dr.	gutters
8-1219	1120 NW 90 Ave.	gutters
8-0706	8217 NW 12 Manor	widen driveway/stamped concrete
7-0035	1152 NW 85 Ave.	impact windows/doors/gutters
8-1239	9021 NW 13 St	impact windows/doors
8-0878	8605 Campanelli Dr.	impact windows
8-0866	1411 NW 85 Way	electrical panel
8-0866	1411 NW 85 Way	impact garage door
8-0863	1410 NW 85 Way	impact windows
8-1147	8940 NW 14 St.	garage door
8-1143	8951 NW 13 St.	garage door

Atkins  
4/24/19

# Roof Report

Hurricane

8700 - 8702 NW 11 St Shingle Roof 15,500

SFH

1410 Camp Dr West Tile roof flat deck 15,225

Hurricane Tarp @ \$ 2500 \$ 4,000 \$ 100,000

1041-1047 85 Terr 1040-1046 NW 85 Terr

1031-1033 NW 85 Ave 1081-1087 NW 88 Ave

1041-1043 NW 85 Ave 1041-1047 NW 88 Ave

1051-1053 NW 85 Ave 8601-8603 NW 11 St

1071-1077 NW 83 Ave

1081-1083 NW 85 Ave ~~2 houses~~ 1076 NW 83 Ave

1094-1096 NW 85 Ave 1052-1054 NW 85 Ave

1070-1072 NW 84 Ave

1150-1152 NW 85 Ave

8441 NW 12 St

1074-1076 NW 84 Ave

8635-8637 NW 10 Place

1030-1036 NW 85 Terr

1031-1037 NW 85 Terr

1081-1083 NW 84 Ave

8645-8647 NW 10 St

1021-1027 NW 85 Terr

1020-1026 NW 85 Terr