

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
JULY 22, 2019
ADOPTED AUGUST 12, 2019

MEETING opened by Jennie Lipari, President, July 22,2019 at 10:00 am with a salute to the flag.

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

President's Comments:

1. **AMENDMENTS:** We have received the final draft from our attorney and after review we will be mailing them out to the membership. We want to remind everyone that there will be only two (2) Amendments at this time. The first amendment is to reduce the majority required to pass future amendments and the second amendment is to give the board the ability to change the rules and regulations from time to time in order to maintain the quality of life here at LW.
2. **REORGANIZATION:** Your Board continues to evaluate how best we can serve our community. We are leaning in the direction of a business model and as a result several directors may be managing different areas. Our volunteers are being given more responsibility in order to better assist the directors in carrying out their fiduciary responsibility. If you are interested in being part of our team, please contact Pauline Gosselin. Business hours are 9:00AM to 12:00PM Monday through Friday. Please check our website for office closings.
3. **CLUBHOUSE ACCESS:** In order to provide a safe environment for residents to use the clubhouse, we are following the recommendation of the Plantation Fire Department and asking everyone to sign the book in the lobby when they access the clubhouse from 12:00PM to 10:00PM. For the safety of those who work in the Business Office, Daytime access will also require all residents, guests and others to sign this book unless they access the building with their personal fobs. PERSONS ENTERING WITHOUT FOBS MUST SIGN THE BOOK. PLEASE NO EXCEPTIONS. IT MAY BE A BOTHER IN THE BEGINNING BUT WE ARE BEING PROACTIVE IN MAINTAINING A SAFE ENVIRONMENT. If you are in the clubhouse to see a director or conduct business, you must stop in Room 108 first. NO ONE WILL BE PERMITTED TO JUST WALK IN WITHOUT BEING ANNOUNCED FIRST. I have asked the directors to refuse to see anyone that has not been announced and redirect them to Room 108. This also applies if you have an appointment.
4. **LOBBY RENOVATIONS:** Painting has begun in the first floor of the clubhouse. We are making inquiries to donate the lobby furniture when we receive the new furniture. The design board is posted in the window of my office #110 for your information. The lobby

doors were in such poor condition that we have decided that we will let the painter refinish them professionally.

5. **BLUE STREAM:** We continue to update the Blue Stream poster board in the lobby and on our website. We meet weekly to discuss any issues regarding installation.
6. **BUDGET:** Tomorrow, July 23 is the first meeting of the budget committee. It will primarily be a planning meeting to focus on capital expenditures for 2020. We continue to focus on identifying new items for the 2020 fiscal year.
7. **EXTERIOR HOME MAINTENANCE: Porches and Patios:** Homeowners are responsible to maintain their porches and patios in good repair. Storage must be placed in your home or garage. Planters must not be excessive and maintained in clean and neat order. Barbeques are not permitted on the front porch; they are permitted on the outside rear patio only. No storage of chemicals, flammable or hazardous materials are permitted on any porch or patio.
8. **SERVICE/COMFORT/SUPPORT ANIMALS:** We have seen an increase in the number of these animals in our community. Please be advised that owners who have requested an accommodation for such animals will soon be receiving an application in the mail. We will begin to issue tags when completed applications are received with the proper documentation. All other animals are not permitted as the amendment for pets did not pass. Owners of animals who do not comply are in violation of our documents and will be fined.

Unfinished Business:

Status of refreshing the hallways in the Main Clubhouse: Jennie said it was almost completed.

Status of renovation of Room 113 in the Main Clubhouse: Jennie said it was painted. Waiting for the kitchen to be painted. The lockers have been painted. Kristi said they discovered a hole and thought it might be an infestation, but it was discovered to be water coming in prior to the windows being sealed.

Status of telephone directory: The new phone directories are available in the administration office – room 108. You must provide your LW ID or driver's license showing a LW address. Only one directory for household will be allowed. The names, addresses and phone numbers were compiled using our data base. We are discovering that people have been omitted, for which we apologize. If you find your information has been omitted or is incorrect, please see the ladies in room 108. They have a form we are asking that you fill out. The information we obtain will be posted in each edition of the LW news. You can, of course, check the appropriate box on the form and we will not publish your information however we would like any updated information for our records.

Status of Lauderdale West Parking Lots resealing and resurfacing: Johnny said the resealing and resurfacing will begin September 3rd, the day after Labor Day. He is meeting with them Thursday to plan the resealing and resurfacing. They will do the main parking lot first. It will

take one (1) to two (2) weeks. Jennie commented that there is no overnight parking in either of the parking lots.

Status of LW dock repair at main clubhouse: Kristi said the dock repairs began today. They dropped off a porta potty and a dumpster were delivered. They are dismantling. It will be three (3) to four (4) weeks before the dock repairs are completed.

Status of Satellite Restrooms: The work is coming along very well. Demolition is done in the lady's restroom. Maintenance is doing the work. They have ordered the shower stalls and should be done in about a month.

New Business:

Kristi Woods made a motion to appoint Bernadette Brodmerkel as Director to the Board of Directors of the Lauderdale West Community Association No. 1, Inc. Seconded by Johnny McLean. Vote taken. All in favor. Motion approved.

Jennie Lipari said as a new resident she asked all the directors if they needed help. Kristi Woods commented that it is more than a commitment Monday thru Friday, 9 am to 12 noon.

Meeting Rooms: Marlene Newman said there were no room rentals due to repairs being done.

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

Sales:	7-0263	8724 NW 10 th St.	
	7-0360	1057 NW 85 th Terr.	
	7-0367	1075 NW 85 th Terr.	
	7-0456	8721 NW 11 th St.	
	8-0885	1421 Campanelli Dr.	
	8-1001	8730 NW 17 Pl.	
	8-1214	8991 NW 12 th St.	
	8-1372	9040 NW 10 th Ct.	
Lease Renewal:	7-0377	1078 NW 86 th Ave.	7-15-19 to 7-14-20
	8-1134	8931 NW 12 th Pl.	7-1-19 to 6-30-20
	8-1153	1116 NW 88 th Way	7-1-19 to 6-30-20
	8-1403	1164 NW 90 th Way	8-1-19 to 7-31-20
New Renter:	8-1403	1164 NW 90 th Way	8-1-19 to 7-31-20

All met the criteria, and everything is in order. Seconded Hal Spector. Vote taken. All in favor. Motion approved.

Modifications: Kristi Woods made a motion to accept the following modifications:

8-0845	1441 NW 86 th Lane	impact rear door
8-0620	8209 NW 12 th Ct.	accordion shutters
8-0763	1621 NW 82 nd Terr.	upgrade master electrical panel
7-0299	1066 NW 88 th Ave.	impact front door
7-0481	1141 NW 85 th Terr.	Impact rear French door
8-1026	1191 Campanelli Dr.	landscaping (pavers to expand driveway not approved)
8-0860	8552 Campanelli Dr.	impact windows.

All met the criteria. Seconded by Joanne Hill. Vote taken. All in favor. Motion approved.

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

8205 NW 14 th St.	Tile roof and flat deck	\$18,225
8940 NW 14 th St.	Tile roof and flat deck	\$18,225
8971 NW 12 th St.	Tile roof and flat deck	\$18,225

Announcement of Parties and Shows: Sons De Cuba will be performing on Saturday, August 17th. Reserved seats go on sale Monday, July 22nd. \$10 for residents, \$17 for guests. Labor Day Party August 31st. \$5 for residents, \$7 for guests. Tickets go on sale July 29th.

Report of Officers and Committees:

Pauline Gosselin: Reminded anyone wanting to attend the Plantation City Council Meeting on July 29th to let her know. Joanne Hill is our bus driver and a very good one.

Hal Spector: Submitted the following treasurers Report ending June 30, 2019.

Cash - Operating Fund = \$2,051,895

Cash – Reserves Plex = \$ 197,466

SFH = \$ 834,882

Total Reserves = \$1,032,348

Past Due Monthly Assessments as of July 15, 2019

Plex Units = Late (17) \$5,602, Legal (5) \$8,204.

SFH Units = Late (31) \$11,606, Legal (14) \$30,192.

Hal commented that the SFH are a month behind. He also reminded residents that they should do automatic payments.

Jennie commented if an owner is late 60 days, they will be receiving a collection letter and charged \$125 for attorney's fees.

Kristi commented that enews is sent twice a month. It has information regarding clubhouse painting, Blue Stream, President's comments, reminders of board meetings and when the clubhouse is closed. As a new resident, you will be more connected to have questions answered. We encourage you to sign up. Kudos to Jeff, who is coming back early August. Although he has been away, he was still working physically.

Joanne commented that the Clubhouse is open, but the lobby is closed.

Audrey thanked Bernadette. She commented that she has a lovely voice and is a pleasure to work with and we (LW) are lucky to have her.

Johnny asked Bernadette to tell us a little bit of her background.

Bernadette said she lived two (2) years in Pembroke Pines. Has lived 47 years in Florida. She is still a Bronx girl. She is here to help and available to all the directors. Thanked everyone for making her feel welcome.

Good & Welfare:

Linda Alkove wanted information on filling out the form for Animals.

Jennie commented that it is the responsibility of the resident to fill out the information regarding the animal. LW will need a photo of the animal and they will be issued a tag. If the animal is a nuisance, they may have the animal removed. Kristi will notify the owners with a letter.

Motion made by Kristi Woods made a motion to adjourn; seconded by Joanne Hill. Vote taken. All in favor. Motion approved. Meeting adjourned at 11:30 am.

Respectfully submitted:



Pauline Gosselin

Recording Secretary