

**LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**JANUARY 13, 2020**  
**ADOPTED FEBRUARY 10, 2020**

Jennie Lipari opened the meeting at 7:30 PM with a salute to the flag.

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

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.

**Motions:**

KW: waive the reading of the Minutes of the Board Meetings of November 25 and December 9, 2019. Seconded by BB. JL any comments, corrections or discussion. None. Vote taken, yes. Motion approved.

KW: approve the Minutes of the Board Meetings of November 25 and December 9, 2019. Seconded by MN. Vote taken, yes. Motion approved.

**Unfinished Business:**

**1. Status of LW Dock Repair at Main Clubhouse:**

KW dock is done. Sam, Cindy and Henry will hose duck poop off dock. Drainage needs replacement and is a non-budgeted item. The walkway has a 3 ½ foot pitch from sidewalk to dock. Not ADA compliant. Waiting on bids.

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

BBU Pete, bus driver, on vacation – John replaced Pete who normally works on the renovations. Hired another maintenance employee named John to help him out.

**3. Status of Maintenance Policy:**

JL no maintenance after hours or on the weekends.

**New Business: Meeting Rooms:**

MN motion to approve room 111 for Mature Driver Class scheduled for January 29, 2020 at 1 pm. Seconded by EG. Vote taken, all yes. Motion approved.

**Sales & Rentals:**

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

Sale:	Unit 7-0282	1053 NW 88 Ave	
	Unit 7-0347	1025 NW 85 Ter	
	Unit 7-0544	8825 NW 12 St	
	Unit 8-1393	1076 NW 88 Way	
New Lease:	Unit 7-0523	8617 NW 12 St	1-15-20 to 1-14-21
	Unit 8-1136	8941 NW 12 Pl	1-1-20 to 12-31-20
	Unit 7-0204	1080 NW 85 Ter	1-13-20 to 1-12-21
Renewals:	Unit 7-0020	1093 NW 85 Ave	12-15-19 to 12-14-20
	Unit 7-0150	1036 NW 83 Ave	12-1-19 to 11-30-20
	Unit 7-0170	1084 NW 83 Ave	1-1-20 to 12-31-20
	Unit 7-0266	1009 NW 88 Ave	12-1-19 to 11-30-20
	Unit 7-0498	8566 NW 12 St	12-1-19 to 11-30-20
	Unit 8-0645	8221 NW 14 St	10-31-19 to 10-30-20
	Unit 8-0708	8225 NW 12 Manor	11-15-19 to 11-14-20
	Unit 8-0940	1230 Campanelli	1-1-20 to 12-3-20
	Unit 8-0970	1620 NW 85 Ter	1-1-20 to 12-31-20

All meet our criteria; all paperwork is in order. Seconded by EG.. Vote taken; all yes. Motion approved.

**Modifications:**

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

Unit 8-1182	9031 NW 13 St	impact windows and sliding doors
Unit 8-1404	1155 NW 90 Way	impact windows
Unit 8-1094	8980 NW 14 St	accordion shutters
Unit 8-0772	1600 NW 8t Ave	impact front door & side garage door
Unit 8-1237	1151 NW 88 Way	impact windows
Unit 8-0942	1210 Campanelli	ADA ramp at front door
Unit 8-0778	1631 NW 8t Ave	gutters
Unit 8-1164	1120 NW 88 Way	impact windows & door
Unit 7- 0166	1074 NW 83 Ave	sliding glass door & accordion shutters

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

**Roof Report:**

BBU there is no list at this time.

**Announcement of Parties/Shows/Activities:**

- Show Time, 1969, Saturday, January 18<sup>th</sup> at 8 PM. Resident tickets \$10, guests \$17. Tickets on sale till January 17<sup>th</sup>.
- Social Club Brunch, Sunday, January 19<sup>th</sup>, 11 AM. Members \$5, membership \$20.
- Community-wide yard sale Saturday, March 7<sup>th</sup>. Cost \$3. Held outdoors in your driveway. Mature driver class January 29<sup>th</sup>, room 111. Cost \$10. Class starts at 1 pm.
- The American Cancer Society dance, January 25<sup>th</sup>. Cost \$7. Tickets on sale until January 22<sup>nd</sup>. Proceeds go to American Cancer Society.
- Business Offices closed January 20<sup>th</sup> in honor of Martin Luther King. Maintenance and Clubhouse open.

### **Director's Reports:**

- MN line dancing class for beginners, Wednesdays 1 to 2 pm. Advanced line dancing class Wednesdays 2 to 3 pm. Tai Chi, Friday 1 pm. Zumba Class, Thursday 2:30 p.m. Scrapbooking every second Monday of the month.
- HS said if you have automatic payment for your Association fee, you do not have to do anything. Log on site for password
- BBU announced planting of 18 trees. Wires need to be located and then a permit. Spraying lawns for weeds and insects. Next week tree trimming begins.
- JL spoke to the Plantation City Council regarding roads needing attention.
- KW resident saw person on Ring doorbell. He was with Blue Stream, no ID. He was sub with Blue Stream. Subs will now have an ID. Advised residents not to let anyone in unless they have ID. Not signed up for Blue Stream, January 24<sup>th</sup> last day they will be here. Owners need to sign up not renters. Sign up Monday thru Friday from 9 am to 12 pm.

### **Good & Welfare**

Rich Cherkoss: Tree trimming. Answer: In process. Discount on insurance for plexes that have impact windows. Answer: RD indicated the whole unit needs to have the impact windows for discount insurance to be considered.

Curtis Woods: berries on palm trees. Answer: EDJ does not remove coconuts or berries from palm trees. People bringing in pit bulls, are we restricting a certain type of breed? Answer: We cannot at this time.

Linda Ciasca said it is a pet free community.

Lisa Goebel: flags around mailboxes. Answer: Remove. Coconuts. Answer: No. Volunteer for movies. Answer: Contact BBU

Cislyn Ackbar Morais: EDJ riding over new driveway, not doing a complete job on same day. Answer: Contact BBU.

Inga Larsen: neighbor's dirty awnings. Answer: In Process. Said the landscaping was good. She became angry at the board. She left meeting.

Carmen Brooks pet sitting. Answer: Not permitted. Sprinkler broken, was fixed, but sod needs to be replaced. Answer: We do not install sod.  
sod.

Lenore Uribe: People living here under the age of 18. Answer: Please report address. Are we going to renovate the gym? Answer: We have plans to update in 2021.

**Motion** made by KW to adjourn; seconded by BB. Vote taken, all yes. Meeting adjourned at 8:33 PM.

Respectfully submitted,



Pauline Gosselin  
Recording Secretary