

**LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 24, 2021**  
**ADOPTED: MARCH 24, 2021**

Jennie Lipari opened the meeting at 7:00 P.M. via Zoom Webinar.

**Marlene Newman took roll call:** Present were Jennie Lipari, Joanne Hill, Marlene Newman, Hal Spector, Barbara Bucci, Bernadette Brodmerkel, Johnny McLean, Ermina Levy and Kristi Woods. Rosemarie Demmons was absent. We have a quorum.

**President's Comments:** As I write this note, we are approaching the one-year anniversary of the Covid-19 Pandemic of 2020. It has been one year since we were forced to close the clubhouse and all the facilities in our Association due to the contagious virus that took so many lives. We now know that it was the correct decision to keep our residents safe. The pandemic continued into 2021 and the development of a vaccine gave us all hope that our self-imposed isolation would end. Moving forward in 2021, Governor DeSantis offered the vaccine to residents 65 years and over.

We are proud to inform you that your Board of Directors seized the opportunity to provide our residents with the vaccines here at Lauderdale West. We wrote multiple emails and made many phone calls to the Mayor, City of Plantation Council Members, Broward County Department of Health, Florida Office of Emergency Management, City of Plantation Fire Department, and our State Representatives. While we waited for responses, we put together a plan and process to deliver the vaccines in a safe and secure environment. We solicited volunteers and created a floorplan that would enable social distancing and sanitizing in the clubhouse. We set up safe areas for the Plantation Fire Department Paramedics to administer the vaccines. Over a span of 10 days, we delivered 53+ vaccines daily for a total of over 500! That means that over 500 frail and elderly neighbors received the protection of the vaccine they may not have been able to receive any other way. We distributed the first vaccine and the second booster vaccine to eligible residents that signed up. Mayor Lynn Stoner, Council Members Nick Sortal and Denise Horland visited and were very impressed with our organization and adherence to safety protocols such as mask wearing, social distancing and the sanitizing of all surfaces. We hope that many more of our residents take advantage of this opportunity, but we have been given the green light to offer vaccines to residents outside of our Community. Vaccines were distributed from February 16 through March 1. We are grateful for the 29 LW volunteers who donated their time to help us with this very successful endeavor.

We did identify issues with communicating the availability of vaccines to our Community. There are some residents who still do not have email and could not receive the email blast notices. Board Members went door to door to sign up neighbors. We posted daily notices on channel 901 and made phone calls. We posted a notice on our Official LW Bulletin Board in front of the

Clubhouse. We encouraged word of mouth, yet we feel that some residents were not aware of this wonderful chance to protect themselves. That saddens me.

This brings me to the important issue of communication. In association living, all residents are responsible to know what is going on in the Community. The Board of Directors is responsible to communicate issues of interest and importance to the residents. We have provided many means for you to know what is happening in our Community. During this pandemic with social isolation, we must use all the tools available to keep all of us safe and informed. Despite our efforts many of you still do not care what happens in our community. If you have a smart phone, you could get email, if you created an email with Blue Stream, sign up to receive email blasts. Check our Community Channel 901 frequently and check the Official Bulletin Board at the clubhouse. It is up to you!!

### **Salute to the Flag.**

**Kristi Woods made a motion** to waive the reading of Minutes of the January 27, 2021 Board of Directors' Meeting. Motion Seconded by Joanne Hill. Vote taken; all yes. Motion approved.

**Kristi Woods made a motion** to approve the of Minutes of the January 27, 2021 Board of Directors' Meeting. Motion Seconded by Joanne Hill. Vote taken; all yes. Motion approved.

### **Unfinished Business: NONE**

### **New Business:**

1. Kristi Woods made a Motion to approve the Proposal from Granino's Pool and Patio Service to retile and repair the satellite pool and spa for an amount not to exceed \$85,000.00. Seconded by Joanne Hill. Vote taken; all yes.
2. Motion approved. Kristi Woods made a Motion to approve the preparation of a survey from Atlantic Coast Surveying, Inc. to be used in connection with the satellite pool and spa renovations in an amount not to exceed \$800.00. Seconded by Joanne Hill. Vote taken; all yes. Motion approved.
3. Kristi Woods made a Motion to approve the repair of a building at 8601 Campanelli Blvd in an amount not to exceed \$4,800.00 with Plantation Construction & Realty, LLC. Seconded by Joanne Hill. Vote taken; all yes. Motion approved.
4. Pauline Gosselin made a Motion to approve the following for sales:

8-1001	8730 NW 17 Pl
8-1052	8851 NW 15 ST
7-0385	1044 NW 86 Ave
8-1120	8970 NW 14 ST

7-0482	1143 NW 85 Ter
8-1300	1040 NW 88 Way
8-1385	1055 NW 90 Way
8-1285	9030 NW 10 Pl
7-0414	8651 NW 10 Pl

Seconded by Joanne Hill. Vote taken; all yes. Motion approved.

5. Marlene Newman made a Motion to approve the rentals as set forth on the list attached. Seconded by Joanne Hill. Vote taken; all yes. Motion approved.
6. Kristi Woods made a Motion to approve the requests for modifications of units as set forth on the list attached. Seconded by Joanne Hill. Vote taken; all yes. Motion approved.
7. Update on roof repairs and replacements given by Barbara Bucci pursuant to the attached Roof Report.

**Report of Officers and Committees:**

Hal Spector, Treasurer: Please be sure the single family homeowners are adding Lauderdale West on their insurance policies as “Added Interest” and forward those certificates to me. Double check your maintenance payments to be sure you are paying the correct monthly payments. Maintenance payments were increased \$3.00 a month.

Bernadette Brodmerkel, Director: Jorge from Beach Environmental has been checking for termites. Many homes have termite infestation. Please be sure to cooperate with Jorge regarding tenting scheduling.

Ermina Levy: We are continuing our exterior home and plex inspections. If you receive a notice, please take care of issues in a timely manner. If you need extra time, that will be provided.

Kristi Woods: Thanked Jeff Bender for his support with the Zoom meeting and for his help with anything and everything. He has spent countless hours on our website and keeping residents informed.

Jennie Lipari: We received the rest of the new gym equipment. When we are able to open the new gym, we will have a dedication ceremony. We are in the process of turning the old gym into the new library.

Barbara Bucci: EDJ is trimming trees – first in the front and then in backyards. They should be here for eight to ten weeks as we have over 3200 trees.

**Good and Welfare:**

Louie Agnone: Why do we have to have homeowners' insurance if we have no mortgage on our home? Jennie responded that our Association documents require single family homeowners to carry individual homeowners' insurance. Louie believes we are overstepping our bounds.

Jay Stahl: Information on website is only as good as the information the Webmaster gets. The budget is out of date. An owner had trash at the curb. Our contractor was spraying the grass and allegedly left a pail full of masks and personal garbage. Bernadette will inform the vender that this is unacceptable. Jay also thanked the board for their efforts in obtaining the vaccines here at LW.

Keven Kane: Wants to inquire about the situation in the fourplexes regarding patios and screened enclosures. Kristi responded by saying that a number of people has inquired about that and we are in the process of setting up standards to enable residents to install patios or screened-in enclosures. They will be on an individual basis and must not interfere with their neighbor's sightlines. At this time they are not permitted but we are working on that.

Joanne Hill made a motion to adjourn and it was seconded by Kristi Woods however, more people raised their hands for more questions.

Jeff Bender: Why don't we allow sunsetter awnings on the front of homes? His front patio is too hot and he cannot sit outside. He does have an umbrella but must move it as the sun moves. The sunsetter awnings auto retract when windy or rainy. Jennie responded that we need to look at this more in depth as far as hurricane safety is concerned and the fact that it is attached to the home not the roof – would it compromise the roof. We will have to get more information and discuss this further.

Sandra Simkins: Questioned the \$4,800 being paid to Plantation Construction & Realty, LLC. Jennie responded that cement and stucco on a home was cracked and water caused damage in the home. Sandra said she is selling her home and asked what notice we require. Jennie said that we will do a home inspection and when you have a buyer, they must apply. Our application for purchase is on our website.

"Mom": Inquired about cleaning the walkways in front of plexes. Barbara stated that we have started a program beginning this year to pressure clean the walkways and sidewalks. Bernadette mentioned that we have one volunteer who is doing that. Not all walkways and sidewalks are black.

Carmen: Landscapers are cutting grass in some places. Some areas uneven. They blow leaves onto the road. She has photos. Barbara said the landscapers do come back sometimes at the end of the day to pick up the piles. She saw them picking up leaves on 14<sup>th</sup> St, Campanelli and 88 Ave. They do come back, sometimes the next day. Our terrain is not flat; they turnaround on the grass and cannot go on the driveways. Carmen has photos she will share with Barbara.

Carmen believes that the leaves will clog the storm drains. Joanne mentioned that the storm drains empty into the canals and lakes and the rains wash the leaves into those canals and lakes.

Elvira Wilkie: When do we anticipate opening the pools and facilities? And thanked the Board for their hard work. Jennie stated that we will reopen when Broward County lifts the restrictions. Once more people are vaccinated, we may be able to consider opening facilities.

Wendy: You are doing a great job and thank you for your service.

Carmen: She walks in the evenings and the sprinklers are on which interrupts her walk. Isn't there some schedule and can't it be announced in the newsletter? Bernadette will see about getting a schedule from our irrigation company.

**Motion** to adjourn made by Joanne Hill, seconded by Kristi Woods. Vote taken. All in favor. Motion approved. Meeting adjourned.

Respectfully submitted,

Joanne Hill  
Recording Secretary