

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS MEETING
MARCH 24, 2021
ADOPTED: APRIL 14, 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, Barbara Bucci, Marlene Newman, Pauline Gosselin, Bernadette Brodmerkel, Rosemarie Demmons, Johnny McLean, Hal Spector, Jay Stahl and Kristi Woods. We have a quorum.

President's Comments:

Again, I want to congratulate and welcome our newest board member Jay Stahl. I also want to thank each board member for their support this past year. It's been a very eventful and busy time and everyone is stepped up to the plate and excelled in working together as a team.

We're now closing out a very eventful year here at Lauderdale West. We started the year with the COVID-19. Pandemic and on March 17th. The Board chose to close all the facilities to protect our residents and the Association. Now that the number of cases in Florida has been dropping steadily, we hope to be able to open everything as soon as Broward County lifts its restrictions.

This leads me to a very important event here at Lauderdale West. We are very proud to report that the City of Plantation chose Lauderdale West as a distribution site for the COVID-19 vaccines. We were chosen because of our aggressive emails and phone calls to the Mayor, Plantation City Council, Department of Health and the Florida State Office of Emergency Management. We strongly believe that many of our frail and elderly residents would not have been able to get the vaccine any other way. We were able to do this with the help of over 40 Lauderdale West resident volunteers. We set up separate organized and efficient and safes area where vaccines were administered by the City of Plantation paramedics.

The Mayor and Councilpersons Nick Sortal and Denise Horland visited Lauderdale West and were very impressed with our organizational process. Nick Sortal assisted in getting an article placed in the Sawgrass Sun edition of the Sun Sentinel and we received many thanks from Lauderdale West residents and City of Plantation residents.

Your Board of directors will continue to seek out ways to increase the quality of life here at Lauderdale West. This past election on Monday was very disappointing. We must mention here that we received only 344 valid ballots for Monday 's election. There are 1359 homes in Lauderdale West. That was a sad 25.3% of all the residents. If you think that was disgraceful, we agree with you. If you have been unhappy or complained about the management of this Association, this was your chance to do something about it. You could have changed some of the management by your vote. You lost the opportunity to make your voice heard when it matters. If you did not vote this year, you do not have the right to complain. That was your choice.

At this time, the Board of Directors wants to thank everyone who did not vote. Your support for the present management of the Association tells us that you are happy with all the decisions we have made this past year and you want us to continue to operate as we have been.

I want to remind everyone that Lauderdale West is association living. That means that we're all responsible to share not only in the cost of the common areas but in the management of the common areas whether you serve on the Board or not. Voting is your choice in how we are managed. The only way change happens is when you have a diverse governing board that works hard, follows the law, follows our documents and works together for a common goal.

I have faith in the residents of Lauderdale West. I am confident that since the election, we will work even harder to continue to have board members who have the vision and seize the opportunity to make Lauderdale West a great place to live.

Kristi Woods made a motion to waive the reading of Minutes of the February 24, 2021 Board of Directors' Meeting. Motion Seconded by Hal Spector. Vote taken; all yes. Motion approved.

Kristi Woods made a motion to approve the of Minutes of the February 24, 2021 Board of Directors' Meeting. Motion Seconded by Joanne Hill. Vote taken; all yes. Motion approved.

Unfinished Business: NONE

New Business:

1. Joanne Hill made a motion to approve the sales set forth on the attached as read by Pauline Gosselin. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.
2. Joanne Hill made a motion to approve the rentals set forth on the attached as read by Marlene Newman. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.
3. Kristi Woods made a motion for requests for modifications as set forth on the list attached. Seconded by Joanne Hill. Vote taken; all yes. Motion approved.

4. Barbara Bucci gave us the following roof report:

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|------------------------|-------------|-----------------------|
| 1090-1092 NW 86 AVE | \$17,400.00 | SHINGLE ROOF |
| 1070-1072 NW 88 AVE | \$17,400.00 | SHINGLE ROOF |
| 8721-8723 NW 11 ST | \$17,400.00 | SHINGLE ROOF |
| 8971 NW 13 ST | \$20,500.00 | TILE ROOF & FLAT DECK |
| 8530-32-34-36 NW 10 ST | \$28,350.00 | SHINGLE ROOF |

Report of Officers and Committees:

Joanne Hill told us that we have renewed our property insurance on the plexes and common buildings. We currently are insured by American Coastal Insurance Company and our last year's premium was \$587,000. We received a quote from them for this year's premium of over \$630,000. Our agent, Maria Molina of Brown and Brown, also received a quote from Heritage Property and Casualty for \$565,000. Both companies do not offer a 2% deductible as we had last year and the current rates include a 3% deductible. Several companies do offer a 2%

deductible policy however the rates are outrageously high. After receiving the quote from Heritage, Maria went back to American Coastal and they reduced their rate to \$586,000. As we have used them for many years and, while it took quite a while to settle with them after Hurricane Irma, we were paid above and beyond from them. After discussion with Jennie Lipari, we decided to continue with American Coastal at a premium slightly less than last year.

Barbara Bucci said EDJ is still trimming our trees and are about halfway through the Community. New trees will be planted after all trimming is completed and bushes, yuccas and the like are removed. Homeowners who are receiving trees will be notified by letter and asked to help us water those trees. Most trees will be planted in front of homes and are medium-sized, flowering trees.

Rosemarie Demmons told us that we are progressing on moving the library from upstairs into the former fitness room. We have purchased chairs and tables and our maintenance workers are re-painting and moving the shelves.

Jay Stahl thanked everyone who supported him and said he will try to do his best.

Jennie Lipari said she received an email as to why we are removing plantings. We have for the past two years put notifications on the web, text and email blasts and it was on the front page of our newsletter that we are sending out violation notices to homeowners who are not maintaining their plantings. Homeowners need written board approval to plant anything around your home and, once you receive approval, you must then maintain those plantings and many have not been maintained. You will receive a violation notice and will have 14 days to cure those violations. If you need extra time, we will gladly give that to you. If after a reasonable time, you do not cure the violations, we will do it at your expense. We will remove bushes and plantings and replace it with sod, which we will maintain. Ermina Levy and Jay Stahl will be assisting Jennie in this endeavor. Take a look at the inspection report in the newsletter and on the web. We encourage all of you to look at your property and clean it up prior to receiving an inspection report. We have to send out a letter if you are infringing on common ground. This is not discrimination.

Joanne Hill reiterated that this is not discrimination. We are going through the entire Community but we cannot do it all at once. The entire Community will be inspected in due course.

Barbara Bucci said that when you are getting a new roof or roof cleaned, homes painted, termite tenting or applying for a modification, your home or plex will be inspected. Also, let us know if your neighbor has not maintained their plantings and we will inspect.

Kristi Woods said that snowbirds are not taking care of their property and their neighbors should let us know.

Jeff Bender reminded us that since the Covid pandemic, it is taking much long for the City of Plantation to inspect our roofs, etc., therefore, it is taking longer between steps so please be patient.

Barbara Bucci said that as a result of the bad weather in Texas, a manufacturing plant for the adhesive foam used to install tiles on our roofs has shut down and our roofing company cannot obtain the necessary foam. She sent out letters to those homeowners who are expected have their tile roofs replaced that there will be a delay. They can either wait for the foam to be delivered or can have their roofs torn off and made water tight and wait for the foam. We have all the tiles necessary but need that foam and it could be 90 days before we receive it. When you receive the letter, please let Barbara know what course of action you prefer.

Good and Welfare:

Monica Couba of 1190 NW 89 Ave. She is currently in New York and wants to be sure the newsletter and correspondence are being sent to her in New York.

George Farron of 8524 NW 14 St. let us know there are many private streets that have pot holes which can become hazardous and asked if there is a schedule for repairing those roads. Johnny McLean responded that we have plans to repave the private roads in the future and are looking into the matter. Jennie Lipari reminded us that we have increased the budget to repair the roads and parking areas which are in terrible condition. The City of Plantation will be repaving our city-owned streets. We are planning on re-filling the potholes.

Keven Kane: The bus stop in front of the clubhouse is in need of painting. There is a home near 17th Street that looks like Sanford & Sons. Jennie informed us that she is in the process of attending to that and reminded us that in January we fined five people for violations. We are giving people extra time to cure the violations because of Covid. She continues to send out violation letters. Next month we anticipate fining four people. We are pursuing these individuals with necessary paperwork. Keven, at his own expense, will provide workers to assist with cleanup.

Elisa Rosenblum inquired as to when the pools will be reopened. Jennie explained that we do not have the personnel to monitor and sanitize all facilities and we are not willing the risk and liability to the Association. As more people are being vaccinated, we are hoping that within a couple of months we will be able to reopen.

Jennie Lipari thanked Ermina Levy for seven years of volunteering and stated that Ermina has agreed to say on and keep volunteering.

Joanne Hill made a motion to adjourn; seconded by Kristi Woods. This motion was not voted on as more individuals asked to be heard.

Barbara Blake of 1261 Campanelli Drive thanked Jennie and Joanne for their efforts in bringing the Covid vaccinations here to Lauderdale West. She is disappointed in the lack of votes received for the Board. People complain but do nothing about it. She congratulated Jay Stahl for becoming a member of the Board and thanked Ermina for her years on the Board. She is a full-time grandparent and finds time to volunteer for LW. Information can be found on channel 901, text and phone blasts, emails and in our newsletter. She thanked all the Board members and reminded us that we cannot afford a management company.

Mary Ann Hernandez of 8808 NW 15 St. said that she has flooding 6' to 8' at the end of her driveway. She would like to change that but has put that off until she speaks with the City. Kristi told her that the swales are per City code. Kristi will be in touch with Mary Ann.

Elisa Rosenblum mentioned that there are potholes at the end of 15th Court.

Louie Agnone of 8551 NW 17 Pl inquired about asking questions.

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