

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 16, 2019
ADOPTED NOVEMBER 13, 2019

Jennie Lipari opened the meeting at 7:35 p.m. with a salute to the flag.

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

President's Comments:

1. **Kudos:** I would like to take this opportunity to thank all the Board Members who have worked hard for the past 12 weeks on the 2020 Budget. I like to start my comments off with sincere thanks to all our volunteers who help us do the work of the association daily. We have begun to utilize the many talents of individual volunteers in handling important projects that will be supervised by Board Members. We have an immediate need for a volunteer in the Finance Department with either bookkeeping, accounting or administrative office skills.
2. **Amendments:** The final draft has been reviewed and will be mailed out shortly. Please read them carefully. The Board hopes that you will vote YES to both amendments because it will ensure that the quality of life here at Lauderdale West will remain so in the future.
3. **Bus:** We continue to get complaints about the new bus schedule. All homeowners should know that we have about 2,000 people who reside here at Lauderdale West and about 50 persons utilize the bus in any given week. We understand the importance of continuing to provide bus transportation to our residents who do not drive, and we have worked hard to include the bus service in our 2020 budget. As you know all our costs have increased but we feel that the bus is so valuable to our residents that we have figured out a way to keep it. We will just reduce the number of hours. The schedule will remain the same, and we have added stops. Bus riders have also expressed concern about Pete's job security, and we want to assure everyone that Pete will continue to drive the bus as well as continue to work in the maintenance department. For our insurance purposes, Pete is authorized to make stops

that are listed on the schedule only and all bus riders must sign the Logbook before boarding the bus.

4. **Sales and Rentals:** The Board would like to remind everyone about our Application and Approval Policy in regard to leases and sales. The Business Office is open from 9:00am to 12:00pm Monday through Friday and is closed on all National Holidays. Please check our website for additional holiday closings. Realtors will not be permitted any other times. **Leases:** Landlords must submit a lease renewal before the expiration of the current lease. The \$100 penalty will be enforced for late leases. A lease is considered late if all the work on the home inspection report is not completed before the current lease expires. Home inspections are done on all properties for lease or lease renewals on an annual basis. No lease will be processed or approved until all the work is completed. Failure to follow policy may result in fines as well as penalties. **Sales:** Homeowners who intend to sell their property should allow thirty (30) days for the processing of the sale of your home. Home inspections are done on all properties for sale. All work on the home inspection list must be completed before your sale is approved. Please do not schedule your closing, personal home inspection or move in date before written board approval is given. Homeowner failure to complete the work will result in the delay of board approval.
5. **English:** We understand that there are many residents in our community where English is not their first language and we are respectful of the diverse languages and cultures of those who live here. This can sometimes pose a problem because we post important information in English only on our website, in our newsletter or in email blasts. If you have business to transact in the business office, kindly bring someone with you to translate as we do not have translators available in the office.
6. **Guest Speakers:** From time to time the Board will invite guest speakers to our Board Meetings. These speakers take the time to present information to our community. We will allow time for questions at the end of the presentation. Please be respectful as they have been personally invited into our Clubhouse for your benefit.
7. **Interior Home Maintenance: A/C Units:** All Homeowners are responsible to maintain their own individual air conditioner units. Frequent and proper maintenance is required to avoid dangerous leaks. A/C leaks have been called in as "roof leaks" to the Maintenance Department. The Association does not maintain or service air conditioner units or repair air conditioner

leaks. Homeowners will be billed for a service call from SCI, our roofer, if it is not a roof leak. **Plumbing Repairs:** The Association will make minor plumbing repairs only. Any plumbing issue that requires a specialized skill, license or permit is the responsibility of the homeowner. Excessive calls to the Maintenance Department for the same problem will result in the homeowner receiving a bill or refusal of service.

8.

Joanne Hill made a motion to waive the reading of the minutes of the Budget/Financial Meeting for September 20, 2019 and October 7, 2019. Motion Seconded by Johnny McClean. Vote taken. All in favor. Motion approved.

Joanne Hill made a motion to approve the Budget/Financial Meeting for September 20, 2019 and October 7, 2019. Motion seconded by Johnny McClean. Vote taken. All in favor. Motion approved.

Unfinished Business:

A motion was tabled in August 26th Board of Directors meeting regarding assessing a fine against Judi Hamilton for violating association documents in failing to maintain the exterior of home and failing to provide a lease. Ms. Hamilton corrected the violations. Kristi Woods made a motion to dismiss the fine against Ms. Hamilton. Seconded by Johnny McClean. Vote taken. All in favor. Motion approved.

Status of LW Dock repair in Main Clubhouse: Kristi Woods said the Dock is looking better. Company giving us proposal for ADA walkways. Major part is done.

Status of renovation of the LW Satellite Clubhouse Shower/Restrooms:

Barbara Bucci said they are doing the wall tile. Should be done in 3 weeks.

New Business:

Motion to approve request for meeting room use **Pauline Gosselin** said there were no request for meeting room use.

Motion to approve requests for Sales and Rentals: Barbara Bucci made a motion to accept the following sales and rentals:

Sale:	8-0710	1226 NW 85 th Ave.	
New Lease	7-0118	8035 NW 10 th St.	11-1-19 to 10-31-20
Lease Renewals	7-0050	1077 NW 84 th Ave.	8-31-19 to 4-30-20
	7-0108	1057 NW 83 rd Ave.	9-3-19 to 2-1-20
	8-0682	1610 NW 82 nd Ave	9-1-19 to 8-31-20
	8-1306	8851 NW 10 th Pl.	10-15-19 to 10-14-20
	7-0289	1071 NW 88 th Ave.	9-1-19 to 8-31-20
	7-0462	8441 NW 11 th St.	9-20-19 to 9-19-20
	7-0236	8546 NW 10 th St.	10-1-19 to 9-30-20
	7-0106	1053 NW 83 rd Ave.	9-1-19 to 8-31-20
	7-0042	1143 NW 84 th Ave.	10-1-19 to 3-31-20

All met the criteria, and everything is in order. Seconded Pauline Gosselin. Vote Taken. All in favor. Motion approved.

Kristi Woods made a motion to approve the following requests for modifications of units:

8-1041	8821 NW 16 th St.	hurricane shutters
7-0158	1054 NW 83 rd Ave.	hurricane shutters
7-0333	8637 NW 10 th St.	hurricane shutters
8-0792	8557 Campanelli	main electrical panel
8-1217	1251 NW 90 th Dr.	accordion shutters
8-0778	1631 NW 85 th Ave.	electrical panel
7-0136	8448 NW 10 th St.	replace existing screen porch w/impact windows
8-0796	8540 NW 12 th Ct.	widen driveway & concrete/ Replace existing rear patio
8-0916	1721 NW 87 th Ln.	stamped concrete driveway & Porch
8-1310	1060 NW 88 th Way	stamped concrete driveway/ Front porch
8-1104	8840 NW 15 th St.	electrical panels

8-0803 1311 NW 85th Ter. replace existing screen porch
All met the criteria. Seconded by Barbara Bucci. Vote taken. All in favor.
Motion approved.

Announcement of Parties and Shows: Phil Dirt and the Dozers, Saturday, November 16th. \$10 for residents, \$17 for guests. Halloween Party, Saturday, October 26th, \$5 for residents, \$7.00 for guests. Social Brunch, Sunday, October 20th. Health Fair, Friday, November 1st. JBA auditorium. Casino Night, Saturday, November 9th. \$25 a ticket.

Report of Officers and Committees:

Barbara Bucci stated the following:

- Gutters are the responsibility of the owner and need to be cleaned three (3) to four (4) times a year.
- Leaks from roof, sometimes caused by A/C unit in plexes. Not a roofing issue.
- Boardwalk Brothers show sold the largest amount of tickets, 253.
- Satellite Pool Restroom should be completed in three (3) weeks.
- EDJ will be doing structural cleaning of trees.
- SFH duct work 40 to 45 years old. Need to have someone check it every six (6) months.

Jennie Lipari stated the following:

- The plexe owners need to have someone go up and check their A/C unit.
- Roof leak in the library is being repaired and should be completed by end of week.
- We have very smart volunteers who are taking on big projects.
- Thank you to Jay Stahl for keeping us informed on Plantation council zoning meetings.

Kristi Woods stated the following:

- Residents need to keep their awnings clean and their gutters clean.
- There is a handy dandy form for enews and eblast. If you sign up, it will give you reminders in addition to information on Blue Stream and shows. Email gives a lot more info.
- If you want to sign up, see Kristi after the meeting.
- Awnings to be cleaned every quarter because mold gathers.
- Dead flowers should be removed, and residents should probably let it go to grass if they don't want to keep up their flower bed.
- Blue Stream service is in May. Install and start up in January. Town Hall Meetings will be held November 7th at 10 am and December 11th at 7 pm. Don't jump the gun and cancel your AT & T service until your installed and running.
- Residents will bring their AT & T equipment to UPS. They will box it up and send it back to AT & T.

Joanne Hill said once Blue Stream finishes your installation you will be on.

Pauline Gosselin said she is working on a Resident Yard Sale tentatively scheduled for February 8th, 2020. The date was chosen to coincide with Bulk Pick Up so you would not have to cart all your items back in. There is a Plantation City Council Meeting on October 23rd, 2020. Please contact her if interested.

Good & Welfare:

Jay Stahl passed out information from Brett Butler, as requested by Jay, to investigate traffic volume along Pine Island Road and the right turn at WB NW 12th Street. Jay wanted to know what was going on with the movie committee and if we had a license. Jennie Lipari replied we have a license.

Sandy Simkins said she is a snowbird and inquired if Blue Stream will be entering her home if she is not in. Kristie replied that service is beginning

in May and installation will be in January. Joanne Hill advised Sandy not to cancel AT & T until you receive confirmation.

A resident questioned as to inspection of property when selling a home or plex. Jennie Lipari replied that only the outside is inspected.

Gemma Carmencita speaking on behalf of 45 petitioners regarding the bus schedule, said they were being inconvenienced regarding the start time (wake up earlier) and not having enough time to do their errands. Sometimes the bus is overcrowded, and no seats are available. Jennie Lipari informed the speaker that only a small number of residents take the bus. The driver is not permitted to go anywhere that is not on his schedule. The bus is for ambulatory residents, it is not a personal vehicle. The cost of operating the bus is high for the number of residents that ride it. The resident thanked the board and ended with "we wanted our voice heard."

Elvira Wilkes thanked the board for everything. She wanted information regarding roof cleaning. Barbara Bucci replied that you can have your roof cleaned if it is five (5) years old or older. The cost of the cleaning is \$150, and Spray Forget It cost \$175. Edna will pull roof records. Broward Boys will schedule ten (10) roofs once a month to be cleaned.

Michael Koenig asked where to put a trash can if you lived in a plex. Kristi Woods said near your back patio.

Anna Bender said people are paying extra for internet, it will be cheaper in the long run with Blue Stream. The landlines will be \$19 for life of contract.

Motion to adjourn made by Barbara Bucci, seconded by Joanne Hill. Vote taken. All in favor. Motion approved. Meeting adjourned at 9:00 p.m.

Respectfully submitted,



Pauline Gosselin
Recording Secretary

Pine Island Road/NW 12th Street Intersection

From: Butler, Brett (bbutler@plantation.org)
To: TrafficNonUrgent@broward.org
Cc: 19scout43@att.net
Date: Monday, October 14, 2019, 09:54 AM EDT

Good morning.

Mr. Jay Stall, representing the Lauderdale West neighborhood, contacted the City with a request for assistance regarding two (2) issues at the subject intersection.

1. Traffic volume along Pine Island Road is heavy during the AM and PM peak hour time frames. Mr. Stall reports that motorists in the SB left turn lane at the subject intersection have significant difficulty making a left turn onto NW 12th Street because there isn't a dedicated left turn arrow for this movement. On behalf of the neighborhood, the City requests BCTED assistance to evaluate the intersection for implementation of a dedicated left turn arrow for the SB left turn movement.
1. Currently, the right turn at WB NW 12th Street is posted with a restriction during the red phase. Additionally, the red phase time is lengthy. On behalf of the neighborhood, the City requests BCTED assistance to evaluate the existing right turn restriction and green phase timing along Pine island for relief in making the right turns onto NB Pine Island Road.

Thank you in advance for your attention to this request. Mr. Stall is copied on this email in the event you would like to direct any questions to him.

Best Regards,

Brett W. Butler, PE, CFM
City Engineer
City of Plantation
954-797-2282

The City of Plantation is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, most e-mail messages to or from City of Plantation employees or officials are public records, available to any person upon request, absent an exemption. All e-mail messages sent or received are captured by our server and retained as public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Plantation. Instead, contact the City by phone or in writing.