

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
October 25, 2017
APPROVED: NOVEMBER 6, 2017

MEETING opened by Joanne Hill on October 25, 2017, at 10:10 AM with a salute to the flag.

Arline Marcus took attendance. Present: Joanne Hill, Rosemarie Demmons, Barbara Bucci, Arline Marcus, Hal Spector, Micki Gaughan, Audrey Hermelin, Marlene Newman, Sam Normandia, and Kristi Woods. Absent: Vinnie Sciabica.

Motion made by Micki Gaughan to waive the reading of the Minutes of the October 11, 2017 Board Meetings and the October 13, 2017 Budget Meeting and approve said Minutes. Seconded by Kristi Woods. Vote taken; seven – yes; two opposed (Hal Spector & Arline Marcus). Motion approved.

Doug Fisher was absent therefore no maintenance report.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. Joanne said that Phase I should be finished in a few weeks and Barbara corrected her and said November 30th. All the borings have been done throughout the community as well as all the valves changed throughout the community.

Motion/Discussion regarding new FOB system. Rosemarie Demmons told us that all fobs are being inputted into the computer and she anticipated to have all the SFH's done by next week. She will then call the SFH owners to come in to pick up their new fobs. Once the plexes receive theirs, we will upgrade the software and you will be notified. The old fobs can be discarded once the new system is up and running.

Motion/Discussion regarding political signs. Joanne Hill read the proposed Resolution as follows:

1. Unless otherwise set forth herein, no person shall post an election sign upon any Association property including, but not limited to, signs posted for any local, county, state, national, or special district elections. Unpermitted signs shall be subject to immediate removal by the Association.
2. Subject to Paragraph 7., No more than one (1) election sign per candidate or issue shall be permitted on private property or on common ground owned by the Association. No election sign shall be allowed to be located on a roadway median.
3. Election signs shall not be illuminated or contain any three-dimensional objects.
4. Election signs shall not be placed upon any property more than ten (10) calendar days before the election date to which they relate.
5. All election signs shall be removed within seven (7) calendar days following the election date to which they relate.
6. Election signs in residential zoning districts shall not exceed four (4) square feet.

7. Election signs shall be located a maximum of five (5) feet from the front of the residential building owned by the person installing the sign (including the patio).
8. No person shall post an election sign(s) or sticker(s) inside or on the outside of their windows, or on their mailbox at any time, including, but not limited to, signs or stickers posted for any local, county, state, national, or special district elections. Unpermitted signs or stickers shall be subject to immediate removal by the Association.
9. No political/election flags may be attached to any residence building and unpermitted flags shall be subject to immediate removal by the Association.

Micki Gaughan made a motion to approve; seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

Motion/Discussion: Room Rentals: Micki Gaughan made a motion to approve (1) the rental of room 113 on Saturday, January 13, 2018, from 1 pm to 5 pm for a party and (2) the rental of room 113 on Sunday, November 5, 2017 from 2 pm to 7 pm for a baby shower. All paperwork is in order and checks received. Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	8-0731	8216 NW 14 St	
	8-0871	8566 Campanelli Blvd	
	8-0979	1611 NW 85 Way	
	8-1002	8740 NW 17 Pl	
Lease Renewals:	7-0244	8626 NW 10 St	8-10-17 to 8-9-18
	8-0742	1520 NW 85 Ave	10-1-17 to 9-30-18
	8-1006	1610 NW 87 La	5-15-17 to 5-14-18

All meet our criteria and everything is in order. Seconded by Arline Marcus. Vote taken; All in favor. Motion approved.

Modifications: Motion made by Sam Normandia to accept the following modifications:

- (1) Unit 7-0479, 8513 NW 11 Street – non-hurricane impact window
- (2) Unit 8-0704, 8209 NW 12 Manor – non-hurricane front door
- (3) Unit 8-1135, 8911 NW 12 Street – new concrete slab & screened-in patio
- (4) Unit 8-1409, 1154 NW 90 Way – replace screen-in rear patio

Everything in order. Owner must provide copy of final permit. Seconded by Arline Marcus. Vote taken; all in favor. Motion approved.

Sam Normandia told us that the City no longer requires our approval for any impact/hurricane related items such as impact windows and doors. Joanne said that Sam obtains information from the owners and that she and Sam are working on a form for the owners to submit. A resident asked if we can require plex owners to change their windows to impact windows or install shutters. Joanne did not believe we can force them to do that. Sam said the clam shell awnings are not rated for hurricane protection by insurance companies and that impact windows are very expensive. Joanne will check with our attorneys on this. Kristi asked if our insurance covers windows for hurricane damage and Joanne said she believed so.

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

8801 NW 16 St	Tile Roof & Flat Deck	\$15,062.00
8213 NW 17 St	Tile Roof & Flat Deck	\$15,062.00
1067 NW 89 Ave	Tile Roof & Flat Deck	\$15,062.00

Announcement of Shows: Joanne Hill said that New Odyssey – 3 Guys – 30 Instruments will perform for us on Saturday, November 11th at 8:00 PM. Tickets are \$5.00 for residents and \$12.00 for guests. Our Halloween party will be on Saturday, October 28th. Tickets are now on sale - \$3 for residents; \$5 for guests and tomorrow is the last day to purchase tickets. The Men’s Club Health Fair is on Friday, October 27th from 9:30 am to 1:30 pm.

Directors Reports: Joanne said that we are waiting for the City to pick up the tree debris left from Hurricane Irma. Please be patient. Joanne Said that the City was waiting for a FEMA declaration and once that is received, they will be reimbursed 75% of the cost of clean-up. Barbara said that the City has started picking up debris on the private streets.

Hal Spector reminded us that we have a budget meeting on Friday the 27th at 10:30 am. He gave us the following financial report as at August 31, 2017:

Cash – Operating Fund	\$1,690,860
Cash – Reserves - Plex	\$1,154,405
Cash – Reserves – SFH	\$1,274,301
Total Reserves	\$2,428,706

Arline Marcus said that FEMA was paying for loss of electricity in the Tampa area. Discussion was had and it is believed that they were paying for lost food items.

Micki Gaughan asked for a show of hands of who did not receive the LW News. Quite a lot of people have not. She is sending a letter to the Postmaster General. Micki tried to call but was put on hold with a wait time of over an hour. Micki enlisted the help of Sandy Spector who called and was asked if she wanted a call back and did receive one. She spoke with a nasty man from customer service. Micki said the Post Office took the money from our account on October 11th. Micki also told us that the Aging and Disability Resource Center has a Tools for Caregiver Class. If you are interested, please let Micki know. It’s a free class which will be held once a week for six weeks.

Marlene Newman said she would be selling tickets to the New Year’s Eve party time on Monday evenings. She will put it on 8001, in the Newsletter and on the poster. She asked about selling the tickets out of the Ticket Office but Joanne Hill said that there would not be enough room. Danny Metrick sells tickets from 7 pm to 8:30 pm on Monday evenings. We will put up a card table in the lobby. Marlene anticipates ticketing going on sale in mid-November.

Kristi Woods told us to call maintenance if the rear security lights at the plexes are out. She would like to add a \$20.00 per day fine for not having those lights on at night. Consensus taken; all yes. We will put that on the agenda for the next board meeting. Barbara Needleman: Do the single family homes have these lights? Not all. Diane Siegel: We need someone to ride around and check the lights at night.

Joanne said she would work on that. Kristi said that she and Connie Guzzi were riding on 10th Street and many people approached them to tell them they were glad to know we were trying to clean up the Community.

GOOD AND WELFARE:

Carol Stahl: Why only two inside exterminator visits? Micki said that each month Dead Bug Edwards sprays outside each home and plex. Technically, we don't have inside spraying but Dead Bug Edwards is very generous. If you leave any bit of food out, it will bring in the ants. We are not assisted living. Try to be proactive and clean up ahead of time. Residents are calling every month for inside spraying and we cannot pay for that especially when resident is responsible for not cleaning up after themselves. Carol Stahl related to us her constant problem with ants in the bathroom. Dead Bug Edwards found nests behind the shutters. Micki will look into it. Marlene Newman said she had the crazy ants and she sprayed white vinegar and it works. No more ants. Linda Owen said DBE is not spraying effectively. She had ants in her car. She sprays inside her home herself.

Motion made by Audrey Hermelin to adjourn; seconded by Kristi Woods. Vote taken: all yes.

Meeting adjourned at 11:05 AM.

Respectfully submitted:


Joanne Hill