

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
November 15, 2017
APPROVED: December 4, 2017

MEETING opened by Joanne Hill on November 15, 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, Audrey Hermelin, Marlene Newman. Absent: Micki Gaughan, Sam Normandia, Kristi Woods and Vinnie Sciabica.

Motion made by Barbara Bucci to waive the reading of the Minutes of the November 6, 2017 Board Meeting and the November 7, 2017 Budget Meeting and approve said Minutes. Seconded by Audrey Hermelin. Vote taken; five – yes; one opposed (Hal Spector). Motion approved.

Maintenance Report: Barbara Bucci gave us the following report:

- Forty to fifty mailboxes and posts had to be replaced due to Hurricane Irma
- Twenty globe light posts had to be replaced, again due to Irma
- There were eleven sewer backups within the last several weeks
- The sewer line on 16th street was finally repaired after the resident being without water for almost a week. The line was installed under the neighbor's patio and with a 90-degree turn. We now have a schematic of the line. Gary Cox – who is digging the lines for the irrigation system – helped dig the line for us.
- Three water mains were repaired
- There is a leak in the heater coil of the satellite spa. We are replacing the satellite pool and spa heaters in the beginning of the year.
- The City has picked up approximately 99% of the storm debris.
- Two SFH walls were sealed due to water intrusion.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. EDJ is working on it.

Motion/Discussion regarding new FOB system. Rosemarie Demmons told us that fobs for the plexes should be entered by the end of this week and the plex owners may begin to pick them up on Monday the 20th. Rosemarie will call Security 101 so they may begin the cutover.

Motion made by Rosemarie Demmons to accept the following sales and rentals:

Sales	8-0724	8220 NW 13 St	
New Rentals:	7-0339	8623 NW 10 St	12-1-17 to 11-30-18
	8-0795	8536 NW 12 Ct	11-15-17 to 11-14-18
Lease Renewals:	7-0289	1071 NW 88 Ave	9-1-17 to 8-31-18
	7-0516	8635 NW 12 St	9-1-17 to 8-31-18
	8-0714	8220 NW 12 Ct	8-1-17 to 7-31-18
	8-0993	8741 NW 17 St	11-1-17 to 10-31-18

Marlene Newman suggested we begin to fine owners who do not provide us with lease renewals on a timely basis. A discussion ensued. Once Rosemarie has completed the job upgrade, her office will begin sending letters. Barbara Bucci asked why there were three individuals on one of the leases. Rosemarie told us that only one person was occupying the premises. Marlene said that she previously called the City and there is no limit to the number of individuals who can occupy a residence. All meet our criteria and everything is in order. Seconded by Arline Marcus. Vote taken; All in favor. Motion approved.

Motion/Discussion: Room Rentals: None.

Modifications: None

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

8650-8652 NW 10 Pl	Shingle Roof	\$14,503.00
1170 Campanelli Dr W	Tile Roof & Flat Deck	\$16,568.00
9021 NW 17 St	Tile Roof & Flat Deck	\$16,568.00
1601 NW 85 Ave	Tile Roof & Flat Deck	\$16,568.00

Announcement of Shows: Joanne Hill said the tickets for our New Year's Eve party will go on sale on November 27th.

Directors Reports: Arline Marcus told us about a new scam: If you get a call that begins "Hello, Arline, we are ready to deliver your new medical equipment. Just press 1". Hang up!!

GOOD AND WELFARE: None.

Motion made by Audrey Hermelin to adjourn; seconded by Marlene Newman. Vote taken: all yes.

Meeting adjourned at 10:20 AM.

Respectfully submitted,


Joanne Hill