

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
MEETING MINUTES
NOVEMBER 13, 2019
ADOPTED: NOVEMBER 25, 2019

Jennie Lipari opened the meeting at 7:30 PM with a salute to the flag.

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

President's Comments:

1. **Volunteers:** Thank you to all our volunteers who support the Board of Directors. We have filled the volunteer position that was open in the Finance Office.

2. **Audrey Hermelin:** Audrey Hermelin has decided that it was time for her to retire. She has devoted 10 years to this Association as both a volunteer and an elected board member. She has moved to Tampa to be near her family. The Board will miss her very much and we wish her the best.

3. **Budget Meetings:** This year the Board held budget meetings on 14 separate days and on one evening meeting to work on the 2020 budget for the Single-Family Homes and Plexes. It will be presented and voted on Monday, December 2, 2019 at 7:30pm.

4. **Exterminating:** We have changed our exterminating vendor. Two weeks ago, the Board invited three separate vendors to present to the membership at a duly noticed Board Meeting on October 28. We had to take an emergency vote on November 1 because Dead Bug Edwards rescinded their offer to extend our contract to December 1. The Board choose Beach Environmental as our new vendor to provide exterminating services to our community. They will be responsible for exterior spraying of all buildings on a monthly basis for ants and spiders and to maintain our rodent bait boxes. They will also evaluate and treat for termites. Beach environmental has offered a special price for residents who would like monthly interior exterminating services. This price is \$12 a month. Homeowners should call Beach Environmental at (954) 268-3248 if they want to take advantage of this price. Do not call Edna.

5. **Library:** The Library is now open. Repairs on the Roof, windows and walls are completed. We have identified some other areas that may need attention in the future. If you would like to help in the Library, please contact Pauline Gosselin. The library will now be managed by Rosemarie Demmons.

6. **Mailboxes:** All Mailboxes are placed on common ground. Mailboxes at LW should be white unless you have received written board approval for a decorative mailbox such as the ones made in our Wood Hobby Shop. If your mailbox or your mailbox post needs to be replaced, please call Edna in the maintenance office. Plantings are not permitted around or near mailboxes. Post Office Personnel have complained about access to the mailboxes. Please

remove all plants, rocks and decorations from your mailbox. The Maintenance department will begin to remove all items around mailboxes starting December 15. The charge will be \$50 for homeowners who do not remove the items themselves.

7. Trees: All trees are placed on common ground. We will begin to structurally trim all the trees on common ground. We have had an arborist evaluate our trees and he was concerned about the damage to trees from chains, hanging plants and ornaments that have been placed on trees by homeowners. Hanging Plants, birdhouses and other ornaments are not permitted on any trees on the common ground. Please remove all plants, rocks and decorations from around and/or on trees. Orchids and Elkhorn Ferns that have grown attached to trees must have written board approval and must be maintained by the homeowner or removed. The Maintenance department will begin to remove all items in and around trees starting January 15. The charge will be \$50 for homeowners who do not remove the items themselves.

8. Landscaping: We have changed our landscaping vendor. Last month the Board invited three separate vendors to present to the membership at a duly noticed meeting on October 4. After discussion, the Board voted to select EDJ as our landscaping vendor. They will also be taking care of our upcoming tree trimming and restructuring project. We are planning to upgrade the landscaping at both clubhouses and pools.

9. Exterior Maintenance Project: We want to thank all the homeowners who have been understanding and cooperating with cleaning up the landscaping around their homes. We continue to identify those homeowners who need a reminder that nothing should be planted on the common area. We have been receiving a very positive response from homeowners who have told us that the property is looking better. If you see something you think should not be there, please send a photo with an address to any board member and we will send a friendly reminder to the owner.

Motion made by Kristi Woods to waive the reading of the Minutes of the Board Meeting of October 16, 2019 and the Minutes of the Budget Meeting of October 18, 2019. Seconded by Johnny McLean. Jennie Lipari asked if there were any comments, corrections or discussion. There were none. Vote taken, six yes; one nay (Hal Spector). Motion approved. Motion made by Kristi Woods to approve the Minutes of the Board Meeting of October 16, 2019 and the Minutes of the Budget Meeting of October 18, 2019. Seconded by Johnny McLean. Vote taken; six yes; one nay (Hal Spector). Motion approved.

Unfinished Business:

Status of LW Dock Repair at Main Clubhouse: Kristi Woods met with contractor who will re-stain several areas where needed. We will re-stain in six months as a part of regular maintenance program. Contractor is completing plans for new walkway to deck.

Status of Renovation of LW Satellite Clubhouse Showers/Restrooms: Jennie Lipari told us that our workers have been repairing the damage in the library due to a water leak but now that the library is completed, they will be completing the restrooms. They should be completed by the end of the year. Bernadette Brodmerkel stated that the satellite building, maintenance

building and pool pump house are going to be tented for termites on November 21st. Pool will be closed and we anticipate it reopening on Sunday, November 24th. Larry Chabis stated that the gate is broken at the satellite pool. Jennie said the maintenance workers will be working out of the main clubhouse.

Status of Lobby Renovation: Jennie Lipari said we are waiting for two pieces of furniture then we'll decorate a bit more. We will then move onto Room 111.

New Business: **Motion** made by Kristi Woods to accept the resignation of Audrey Hermelin from the LW Board of Directors. Seconded by Johnny McLean. Vote taken: all yes. Motion approved.

Motion made by Kristi Woods to approve a LW Residents, "Garage Sale" on Saturday, March 7, 2020. Seconded by Johnny McLean. Jennie Lipari stated that participants will be charge \$3.00 to offset the cost of signage, balloons and advertising. We are doing this on a Saturday before bulk pickup so residents can leave their unsold items outside for bulk pickup. Vote taken: all yes. Motion approved.

Meeting Rooms: Marlene Newman said that she was approached by an instructor who would like to begin Tai Chi classes. This will be open to all LW residents. We are contemplating Tuesday afternoons at 1 pm. If you are interested, please let Marlene know. Marlene also reminded us that Zumba Gold classes are taking place on Thursday afternoons at 2:30 pm. This is specifically geared to seniors. There is no cost if you have Silver Sneakers otherwise the cost is \$3.00. Marlene said that the Tai Chi classes would work the same way.

Marlene also said that there was a gentleman interested in having an English as a Second Language class in the mornings, twice a week. Let her know if you are interested in that.

Marlene reminded us that tickets for the New Year's Eve Party will go on sale on Monday, December 2nd. \$20 for residents; \$25 for guests. We will have DJ's who will also sing. Dinner, dessert, champagne punch, and more.

Sales & Rentals: Joanne Hill made a motion to accept the following sales and rentals:

Sale:	Unit 8-06221	8217 NW 12 Court	
	Unit 8-0919	1600 NW 85 Way	
New Leases:	Unit 7-0534	8551 NW 12 St	11-9-19 to 11-8-20
	Unit 7-0535	8547 NW 12 St	12-1-19 to 11-30-20

All meet our criteria; all paperwork is in order. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Modifications: Kristi Woods made a motion for the approval of the following modifications:

Unit 8-1208	9011 NW 12 St	Gutters
Unit 7-0299	1066 NW 88 Ave	Impact windows; replace porch panels and windows

All meet our criteria. Seconded by Joanne Hill. Vote taken; all yes. Motion approved.

Roof Report: None

Announcement of Parties and Shows: Show Time on Saturday, November 16th at 8 PM in the Auditorium with Phil Dirt and the Dozers. Tickets are \$10 for residents/\$17 for guests. New Years' Eve Party, Tuesday, December 31st at 8:30 PM. BYOB. Tickets will go on sale Monday, December 2nd - \$20 for residents/\$25 for guests. Marlene Newman mentioned that the Halloween Party was fabulous; costumes were excellent; a good time was had by all. Joanne Hill said that the Women of Lauderdale West's Casino Night was terrific and very well attended. Kristi Woods said that there are photos from the Halloween Party outside the auditorium. There will be a Holiday tree lighting and menorah lighting celebration on Saturday, November 30th at 6 PM. Hors d'oeuvres will be served but additional hors d'oeuvres and desserts are welcome. BYOB

Our annual Budget Meeting will be on Monday, December 2nd at 7:30 PM in the auditorium.

A very important Blue Stream Town Hall Meeting will be on Wednesday, December 11th at 7 PM in the auditorium. Important information regarding our cable and internet conversion will be discussed and refreshments will be served. You will receive in late December 2019 a postcard from Blue Stream with sign-up dates and information. Stay informed – sign up for LW texts and emails.

Director's Reports:

Johnny McLean stated that the main clubhouse parking lot is still a work in progress. The asphalt is curing and will be re-sealed, re-striped and re-painted where necessary. He said that we will be re-doing the plex parking areas, sealing and striping. We want to remove the walkway inside the parking areas to widen the parking spaces. Jennie Lipari mentioned that vehicles are larger. Discussion ensued re: 74 parking areas in the plexes; prices; walkway leading to plexes; more spaced between cars; not enough room; cannot expand the footprint of the parking areas because they are on common ground; wheelchair access; possible widening of footprint in 2021; sizes of parking areas vary. Joanne Hill said that we should not re-do the parking areas this year if we want to enlarge the footprint in 2021. We will get more information and re-visit this.

Good & Welfare: Barbara Seltzer asked about the bus schedule. Jennie Lipari said the bus is an important asset to the Community. We shortened the hours, added stops because of the costs and insurance. Only approximately 50 people use the bus each week. We lessened the times by five hours a week. Lorraine Byer asked why the bus can no longer stop at doctor's offices and the like. Jennie said there is a liability issue and the bus can only stop at designated stops. Kristi Woods said that if you are concerned about your neighbors, offer to pick them up and take them to their appointments. Carol Sword said she rides the bus. Sometimes there is not enough room on the bus with the shortened hours. Jennie said the bus costs approximately

\$50 an hour to run. Larry Chabis said he had to use the bus and found it extremely convenient and organized.

Donna Brodsky asked about new exterminator spraying trees for spiders. Jennie Lipari said that would be our new landscaper, not the exterminator.

Larry Chabis said he had an iguana in his home. Jennie said that there will no longer be interior spraying of homes/plexes. That is the resident's responsibility. If you have a problem with ants, pick up the black ant traps. They worked for ants in her car.

Lorraine Byer had an issue with maintenance not returning her calls.

Kristi Woods said that Beach Environmental, our new exterminator, has already started spraying the exterior of the homes and around the windows. Jennie mentioned that rats come in from the outside and the homeowner must inspect their homes/plexes for ways they could get in. Jeff Bender mentioned rodents coming in through the vent pipes. Jennie said that we are going to be putting screens on all roof vent pipes. Bernadette Brodmerkel said that Home Depot sells screens for your gutter downspouts. Anna Bender asked about a rat problem in a plex and if the rat comes in on one side why should the other owner be responsible. Jennie said that the attics in plexes are divided. If a rodent comes inside, then the owners must get together and deal with it.

June Asaro said she spoke with Jorge from Beach Environmental and they are offering to spray inside homes/plexes for \$12 a month.

Motion made by Kristi Woods to adjourn; seconded by Joanne Hill. Vote taken: all yes. Meeting adjourned at 8:50 PM.

Respectfully submitted,


Joanne Hill
Recording Secretary