

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 28, 2018
ADOPTED: DECEMBER 12, 2018

MEETING opened by Joanne Hill on November 28, 2018, at 10:10 AM with a salute to the flag.

Joanne Hill took attendance. Present: Joanne Hill, Rosemarie Demmons, Hal Spector, Audrey Hermelin, Jennie Lipari, Marlene Newman and Kristi Woods. Absent: Barbara Bucci, Micki Gaughan, and Johnny McLean. We have a quorum.

Motion made by Kristi Woods to waive the reading of the Minutes of the Board Meeting of November 14, 2018, and the Budget Meeting of November 15th. Seconded by Marlene Newman. Joanne Hill asked if there were any comments, corrections or discussion. There were none. Vote taken, all yes. Motion approved. Motion made by Kristi Woods to approve the Minutes of the Board Meeting of November 14, 2018, and the Budget Meeting of November 15th. Seconded by Marlene Newman. Vote taken; all yes. Motion approved.

Old Business: Status of solar collectors: Kristi Woods made a motion to table this matter. Seconded by Rosemarie Demmons. Joanne Hill reported that we are waiting for updated information from the attorney. Vote taken; all yes. Motion approved.

Status of Irrigation Upgrade: Joanne Hill reported that work is in process.

Status of telephone directory: Joanne Hill stated that Micki Gaughan is working on the first draft.

Status of parking lot re-sealing: Joanne Hill said that Johnny and she have reviewed a draft contract the attorneys prepared and it will soon be forwarded to the paving company.

Status of LW deck repair at main clubhouse: Kristi Woods told us that she is getting no response to her calls. She is working on it.

Status of Satellite Restrooms: Joanne Hill said she and Barbara Bucci spoke about this and authorized Danny and John to come in on a couple of Saturdays to work on the restrooms.

New Business: 1. Meeting Rooms: None

2. Sales and Rentals: Rosemarie Demmons made a motion to accept the following:

Sales:	7-0320	1020 NW 88 Ave	
	8-1247	1180 NW 89 Way	
New Rentals:	7-0130	8454 NW 10 St	12-1-18 to 11-30-19
Lease Renewals:	7-0091	1135 NW 83 Ave	11-1-18 to 2-28-19
	8-0707	8221 NW 12 Manor	11-15-18 to 11-14-19
	8-0708	8225 NW 12 Manor	11-15-18 to 11-14-19
	8-0945	1180 Campanelli Dr.	8-15-18 to 12-14-18

All meet our criteria and everything is in order. Seconded by Kristi Woods. Kristi inquired about the length of the lease term regarding unit 7-0091. Rosemarie stated that four month lease terms are allowed. Vote taken; All in favor. Motion approved.

Modifications: Kristi Woods made a motion to accept the following:

8-0715	8216 NW 12 Ct	Driveway
8-1187	9031 NW 17 ST	Driveway

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

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

Hurricane Irma

8521-8523 NW 11 St	Shingle Roof	\$14,503.50
1031-1033 NW 87 Ave	Shingle Roof	\$14,503.50
8701-8707 NW 10 St	Shingle Roof	\$25,650.00

Announcement of Shows: Joanne Hill said that our next show is on Saturday, December 15th at 8 pm with Sarge, a comedian. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Don't forget our New Year's Eve Party on Monday, December 31st from 8:30 pm to 12:30 pm. We will have a DJ, refreshments and lots of fun. Price will be \$15 residents and \$20 guests and tickets now on sale. LW Social Club is having a brunch on Sunday, December 9th at 11 am. Non-member price is \$5.00. Marlene Newman told us about the volunteer luncheon on Friday, December 7th. We will have entertainment.

Director's Reports: Joanne Hill mentioned that our cable TV contract with AT&T is up in October of 2019. AT&T has declined to give us a proposal. Rumor throughout the industry is that they will no longer be servicing their U-Verse format and are changing to Direct TV using satellite dishes.

Jennie Lipari asked that a motion be put on the next agenda regarding violations and fines.

Audrey Hermelin said that residents are bringing puzzles into the library and encouraged residents to enjoy them.

Good and Welfare: Michelle Sanders, who volunteers in the administration office, wanted to thank the Board for their hard work and to thank them for the new phones.

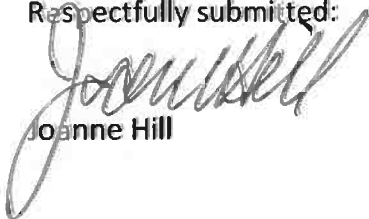
Herb Walter spoke about parking backwards into driveways. Marlene Newman mentioned that because of the car exhaust, back-in parking was prohibited in the plexes. Jennie Lipari said that there is no official rule against that in Plantation however the Police Dept. recommends that you pull in so that license plates can easily be read. LW recommends that you pull in head first. Car exhaust is no longer a problem but with older cars it may be.

Tom O'Connell mentioned that 60/40 split with common area expenses. He went to the City and obtained a map. He believes Phase 1 is clearly smaller than the SFH area and he believes it is one-quarter of the entire Community. Hal Spector stated that the waterways and clubhouses must be removed from that equation and agreed to share with Tom whatever paperwork Hal has. Kristi Woods said that the Developers established the equation and Jennie Lipari mentioned that the laws were a lot different back then.

Danny Metrick asked about the movies and the cost of a license. Joanne Hill said that it is a Federal law that commercial properties cannot show movies without a license and that there are two companies that will provide a license: one would cost approx. \$3,500 a year and the other approx. \$2,500 for only two Saturday movies nights a month. Joanne said that the Board needed to work on this. Danny felt that activities were being taken away at LW. Jennie stated that initially LW was more of a vacation community and now many residents are still working. Rosemarie Demmons said that most of the people she interviews are working. Joanne Hill also said that there is a local community that showed movies without a license and one person turned them in and the community was fined thousands of dollars.

Motion made by Kristi Woods to adjourn; seconded by Audrey Hermelin. Vote taken: all yes. Meeting adjourned at 10:35 AM.

Respectfully submitted:



Joanne Hill