

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
December 18, 2017
ADOPTED: JANUARY 8, 2018

MEETING opened by Joanne Hill on December 18, 2017, at 10:00 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the November 30, 2017 and December 4, 2017, Board Meetings and approve said Minutes. Seconded by Sam Normandia. Vote taken; seven yes; one opposed (Hal Spector). Motion approved.

Maintenance Report: Barbara Bucci told us there was a leak in a duplex which we thought may have been a roof leak. It turned out that it was a leak in the dishwasher. Also, we had a continuing sewer backup. As we have been back three times within two months, the owner will be billed.

Old Business: Status of Irrigation Upgrade: We are working on it. Kristi Woods said that they were working on the system on both Saturday and Sunday. Barbara Bucci informed us that Phase 1 will be completed after the first of the year and they are working in Phase II.

Status of Fob System: Main clubhouse is converted; still working on satellite. Sam Normandia told us that communications are down at the satellite. Kristi Woods mentioned that you have to swipe the fob on the gray side.

New Business: Motion made by Micki Gaughan to approve a contract with Broward Boys Painting Inc., for 2018 to paint various SFH & Plex houses for the sum not exceed \$220,000. Seconded by Kristi Woods. Hal Spector asked if we need to revise the Budget to include this. Joanne Hill said "no" that it is reflected in the painting item and was taken into account when we compiled the budget. Vote taken; all yes. Motion approved.

Motion made by Kristi Woods to approve a contract with People's Choice, Inc. for 2018 for the cleaning of various SFH & Plex roofs for the sum not to exceed \$27,000. Seconded by Barbara Bucci. Vote taken; all yes. Motion approved.

Motion made by Kristi Woods to increase the ticket prices for the professional shows to \$10.00 for residents, \$15.00 for non-residents. Seconded by Micki Gaughan. Discussion ensued regarding when to start; price of tickets; attendance at shows. Motion was made by Micki Gaughan to amend the above motion to increase the resident ticket to \$10 and the non-resident to \$17.00 and this increase to take effect beginning with the February 2018 show. Seconded by Kristi Woods. Vote taken; Seven yes; one no (Arline Marcus). Motion approved.

Room Rentals. Micki Gaughan made a blanket motion to accept several more groups, clubs and organizations who are currently using our facilities to continue doing so through 2018. She has paperwork from each organization. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Micki Gaughan made a motion to approve the following room rentals: room 113 on Sunday, March 11, 2018, from 2 pm to 8 pm for a party; and the auditorium on Saturday, July 21, 2018, from 7 pm to 10 pm for the Second Annual Sock Hop. 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 sales and rentals:

Sales:	7-0103	1065 NW 83 Ave	
	7-0165	1076 NW 83 Ave	
	8-0843	1421 NW 86 Lane	
	8-0859	8548 Campanelli Blvd.	
	8-0973	1601 NW 86 Ter	
Lease Renewals:	7-0170	1084 NW 83 Ave	1-1-18 to 12-31-18
	7-0222	1034 NW 85 Ter	11-1-17 to 10-31-18
	7-0266	1009 NW 88 Ave	12-1-17 to 11-30-18
	7-0285	1061 NW 88 Ave	12-1-17 to 11-30-18
	7-0442	1079 NW 86 Ave	1-18-18 to 1-17-19
	7-0451	8650 NW 11 St	1-1-18 to 12-31-18
	8-1062	1710 NW 90 Dr	8-18-16 to 8-17-18

All meet our criteria and everything is in order. Seconded by Arline Marcus. Rosemarie mentioned that several of these units were purchased by one individual. That the buyer renovates the interior and sells the units which is in accordance with our documents. Vote taken; All in favor. Motion approved.

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

8-1042 8831 NW 16 St Square off rear of house with brick; owner is aware that the sprinklers must be moved, at his cost. Everything in order. Owner must provide copy of final permit. Seconded by Micki Gaughan. Vote taken; all in favor. Motion approved.

Roof Report: Joanne Hill gave us a roof report stating that all the following single family homes had their tile roof and flat deck replaced for the sum of \$16,568.00 each:

1650 NW 85 Ave
1520 NW 85 Ave
8216 NW 16 St
1411 NW 85 Way
1041 NW 89 Way
1171 NW 88 Way

Announcement of Shows: Joanne Hill thanked Sandy Spector and the Spectaculars for the fabulous show on Sunday afternoon. She wants to let us know that the show originally scheduled for January 6th has

been cancelled. Our next show is the Mora Arriaga Family on Saturday, January 20, 2018. Tickets will be \$5.00 for residents/\$12.00 for non-residents.

Director's Reports: Rosemarie Demmons said that many people have still not picked up their new fobs. Marlene Newman asked if we were going to have another evening and/or Saturday pick up date. Rosemarie said not this week. We will be informed when those will be.

Arline Marcus thanked Barbara Bucci for arranging for her walkway to be repaired. They did an excellent job.

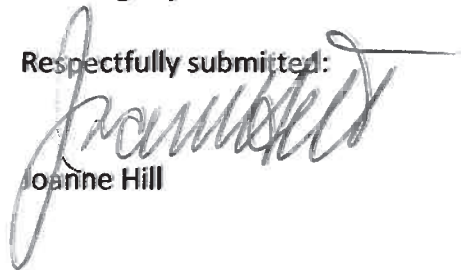
Marlene Newman reminded us to pick up our New Year's Eve Party tickets from 9:30 am to 11:30 am outside the auditorium. Tickets will be sold through Friday, December 22nd. Price: \$15 for residents/\$20 for guests. Be sure to bring your LW ID. No more than ten people at a table.

GOOD AND WELFARE: None.

Motion made by Barbara Bucci to adjourn; seconded by Kristi Woods. Vote taken: all yes.

Meeting adjourned at 10:30 AM.

Respectfully submitted:



Joanne Hill