

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
JULY 11, 2018
ADOPTED: JULY 25, 2018

MEETING opened by Joanne Hill on July 11, 2018, at 10:00 AM with a salute to the flag.

Arline Marcus took attendance. Present: Joanne Hill, Rosemarie Demmons, Barbara Bucci, Arline Marcus, Micki Gaughan, Hal Spector, Audrey Hermelin, Marlene Newman, and Kristi Woods. We have a quorum.

Motion made by Micki Gaughan to waive the reading of the Minutes of the Board Meetings of May 30, 2018, June 13, 2018 and June 27, 2018. Seconded by Kristi Woods. Joanne Hill asked if there were any comments, corrections or discussion. There were none. Motion made by Micki Gaughan to approve the foregoing Minutes. Seconded by Kristi Woods. Vote taken as to both motions; all yes. Motions approved.

There is no maintenance report as Doug is unavailable. Barbara Bucci told us that he was working on a sewer line break.

Old Business: Status of Irrigation Upgrade: Barbara Bucci told us they are still working in Phase III and anticipate being finished by the end of this month. They will then move onto Phase 4. She also said that she was having a meeting with EDJ on Tuesday to discuss the irrigation system and trees. Marlene Newman reminded us to be careful when parking on the lawn. If you damage the sprinklers, the owner of the property will be billed for the cost of repair. Micki Gaughan said that she is putting a notice in the newsletter regarding this. Discussion ensued regarding parking and contractor parking among Linda Ciasca, Linda Owen and Kristi Woods.

Status of telephone directory: Micki Gaughan stated that this has been on hold because of the document amendments and she will get back to this right away.

Status of LW private road resealing: Hal Spector stated that he is working to obtain names of engineers and hopes that next week he will have names. Barbara Bucci mentioned that a lot of parking spots at plexes are in need of repair. Hal is anticipating doing the plex parking areas at the same time. Barbara said that a lot of the plex parking spaces are too small and Arline Marcus said that they were marked wrong.

Status of LW parking lot resealing: Hal Spector said he is working on it. Audrey Hermelin said we need results. Hal said there were about 300 acres of roads and it is a major undertaking. It will cost around \$500,000.

Status of LW deck repair at main clubhouse: Kristi Woods said that we will begin working on this again after the doc amendment issue is completed.

Status of upgrade of LW Security Camera System: Hal Spector said this is on hold at present.

New Business: Micki Gaughan made a motion to approve the expenditure of not more than \$41,000 for the planting of approximately 38 trees by EDJ Landscapers as required by the City of Plantation. Seconded by Kristi Woods. Joanne Hill said that these are the trees that were supposed to be planted prior to the hurricane. She said that the City mandates only field grown trees to be planted and after the hurricane these were not available. Kristi said that it was not up to us where to plant the trees. Barbara Bucci said that the City mandates where we plant the trees and as there is a lot of open space here, the majority of the trees will be planted there and not in front of homes at this time.

Room Rentals. Micki Gaughan made a motion to approve a party in Room 113 on Saturday, July 21, 2018 from 6 pm to 10 pm. All paperwork is in order and check received. Prior confirmation was received to forego the movie. Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

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

Sales:	7-0337	8627 NW 10 St	
	7-0475	8533 NW 11 St	
	8-1239	9021 NW 13 ST	
New Leases	7-0189	8437 NW 12 St	7-15-18 to 6-14-19
	7-0312	1040 NW 88 Ave	7-1-18 to 6-30-19
Lease Renewal:	7-0003	1011 NW 85 Ave	7-30-18 to 7-29-19
	7-0209	1066 NW 85 Ter	7-1-18 to 6-30-19
	7-0333	8637 NW 10 St	7-1-18 to 6-30-19

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

Modifications: None

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

Hurricane Irma damage:		
1031-1037 NW 88 Ave	Shingle Roof	\$25,650.00
8441-8447 NW 12 St	Shingle Roof	\$25,650.00
8412-8416 NW 10 St	Shingle Roof	\$25,650.00
1030-1036 NW 85 Terr	Shingle Roof	\$25,650.00
1081-1087 NW 88 Ave	Shingle Roof	\$25,650.00
8441-8447 NW 12 St	Shingle Roof	\$25,650.00
8641-8647 NW 10 St	Shingle Roof	\$25,650.00
1070-1072 NW 84 Ave	Shingle Roof	\$14,825.00
1094-1096 NW 85 Ave	Shingle Roof	\$14,825.00
Single Family Homes:		
1311 NW 85 Ave	Tile Roof & Flat Deck	\$16,568.00
8590 NW 17 St	Tile Roof & Flat Deck	\$16,568.00
1341 N Campanelli Dr. W	Tile Roof & Flat Deck	\$16,568.00
Total Repairs – per the attached		\$12,205.00

not have shows in their auditorium; they have moved shows to a smaller room for off season. Discussion ensued. We would think about this and discuss in the future. It was brought up that Sunrise Lakes uses the smaller room in the summer and moves back to the main auditorium in the winter months. Tickets for name acts are around \$20 and lesser shows are \$10. Kings Point charges anywhere from \$17 to \$45.

GOOD AND WELFARE: Linda Ciasca asked how much we charged to rent room 113 and what about liability to LW. Joanne Hill said room rentals were not a money stream. We charge \$50 for the room. She also stated that we have liability insurance which covers anyone who walks into the building – does not differentiate between resident and non-resident.

Mayra Sanchez asked if Saturday movies would be moved to the afternoon.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 11:05 AM.

Respectfully submitted:



Joanne Hill