

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
July 26, 2017

MEETING opened by Joanne Hill on July 26, 2017, at 10:00 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the July 12, 2017 Board Meeting; the July 13, 2017 Budget Meeting and the July 21, 2017 Budget Meeting and approve said Minutes. Seconded by Audrey Hermelin. Vote taken; Four – yes; two opposed (Hal Spector and Arline Marcus). Motion approved.

Doug Fisher was unavailable to give us a maintenance report.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. Joanne Hill stated that EDJ is finished leveling the valves in Phase I and will begin Phase II. Hal Spector wanted us to know and Joanne Hill told us that the pump houses are not exactly configured the same as our original construction Phases.

Motion/Discussion regarding ADA Bathroom project. Joanne Hill relayed to us that Sam Normandia told her yesterday that the bathroom is looking fabulous; the tile was almost finished and they are moving right along. We are hoping to have it completed by the end of this month. Joanne noted that, of course, the City will need to inspect before we can open.

Motion/Discussion regarding new FOB system. Joanne Hill stated that Security 101 has ordered the necessary equipment and work should begin in August.

Motion/Discussion regarding political signs. Joanne Hill said that we are working on that.

Motion/Discussion regarding the leak in the main drain of the satellite clubhouse pool. The fiberglass installer is back in town and we need to work with his schedule.

Motion/Discussion to re-grout the satellite clubhouse pool. Will be done in conjunction with the repair of the main drain as the pool must be emptied in order to complete the work.

Motion/Discussion regarding refurbishment of satellite clubhouse meeting room. Micki Gaughan told us we believe our maintenance dept can do the necessary fix-up but that can certainly wait until we complete the satellite bathrooms.

Motion/Discussion regarding refurbishment of satellite clubhouse bathrooms. Joanne Hill told us that Andre has cleaned and stripped a portion of the flooring and it looks like new so we will not have to replace the flooring. We have obtained two estimates for the work and they are around \$120,000. Our maintenance dept. can certainly do this work. We also discussed removing the tile on the wall but replacing it on the bottom half of the walls and painting the rest.

Motion/Discussion regarding owners to carry homeowners insurance. Joanne Hill stated we will discuss this with attorneys.

Motion/Discussion regarding colors for driveways and porches. Sam Normandia and Jerry Polis, our painter, are working on this.

New Business: Room Rentals: Micki Gaughan made a motion for the rental of room 113 on Saturday, October 28th from 11 am to 4 pm for a baby shower. All paperwork is in order and checks received. Seconded by Arline Marcus. Vote taken; all yes. Motion approved. Micki also stated that we are no longer renting the auditorium for personal parties/functions because of the problems we have had in the recent past.

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	7-0479	8512 NW 11 St	
	8-0748	8212 NW 15 Ct	
	8-1052	8851 NW 15 St	
	8-1252	1190 NW 89 Way	
New Rentals:	7-0216	1050 NW 85 Ter	8-1-17 to 7-31-18
	8-0753	1631 NW 82 Ave	7-15-17 to 7-14-18
	7-0003	1011 NW 85 Ave	8-1-17 to 7-31-18
Lease Renewals:	7-0163	1062 NW 83 Ave	7-15-17 to 7-14-18
	7-0209	1066 NW 85 Ter	7-1-17 to 6-30-18
	8-1377	1145 NW 90 Way	5-1-17 to 4-30-18

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

Modifications: None

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

8621 – 27 NW 10 St	Shingle Roof	\$23,625.00
8855 NW 10 Pl	Tile Roof	\$12,700.00
8221 NW 17 St	Tile Roof	\$12,700.00
1400 NW 90 Way	Tile Roof & Flat Deck	\$15,062.00
8213 NW 14 St	Tile Roof & Flat Deck	\$15,062.00
Repairs:		
1034 NW 84 Ave		\$ 833.80
8331-37 NW 12 St		\$1,008.00
8564 NW 12 St		\$1,150.00
8650-52 NW 11 St		\$ 475.00
1050-1054 NW 85 Ave		\$ 725.00
1151 NW 88 Way		\$2,096.10
1341 NW Campanelli Dr		\$ 864.40
8512 NW 14 St		\$1,075.00
1150 NW 88 Way		\$1,334.10
1721 NW 86 Ave		\$2,025.00

Announcement of Shows: Joanne Hill apologized for not having show information. It was noted, however, that our next show is a young girl that plays the violin and a gentlemen singer. Information is on 8001 and posted in the lobby of the main clubhouse.

Marlene Newman gave Jeff Fleisch three cheers for a terrific party last Saturday which kudos were concurred with by all! Sandy Spector suggested we have the band back for party time. Rosemarie mentioned that no where in our docs is it stated that we cannot hire LW residents to perform for us and that there are many accomplished and talented musicians in living in LW that would like to perform for us. We will need to re-think that rule.

Directors Reports: Arline Marcus wants to remind us to check our credit card accounts for fraud.

Micki Gaughan wants us to be aware that the Association will only be paying for two interior pest control sprayings. If you need more, you must pay for that yourself. She stated that some residents may not be aware of food items/crumbs left on counters and floors which, of course, attract ants, etc. Micki reiterated that we are no longer renting out the auditorium. Linda Owen asked if that information was going in the newsletter and it is. Marlene Newman told us that Toro, which can be purchased at Home Depot, is an excellent ant control product.

As Jeff Fleisch returned to the conference room, we reiterated our thanks to him. Micki Gaughan asked how much was donated to the VA from the party and Jeff told us \$1,405.00 was donated.

Audrey Hermelin thanked her library ladies and people who are donating books. We have quite a collection of James Patterson books.

Marlene Newman thanked all the volunteers and told us that we are having a thank you party on September 8th for our volunteers. She also mentioned that she received a called supposedly from the IRS which is a scam. Joanne Hill said that the IRS will not call you; they will write you a letter.

Good & Welfare: Jay Stahl told us that he attended the Plantation City Council meeting last week. They were discussing the \$500,000 worth of legal fees that the City had to pay in connection with the Hyatt Christmas decorations. The Council was discussing a referendum to do away with a strong mayor. Plantation is the only community in Broward County that has a strong mayor and a city manager.

Motion made by Micki Gaughan to adjourn; seconded by Audrey Hermelin. Vote taken: all yes.

Meeting adjourned at 10:30 AM.

Respectfully submitted:


Joanne Hill