

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS MEETING
AUGUST 12, 2019
ADOPTED SEPTEMBER 23, 2019

Jennie Lipari opened the meeting at 7:45 p.m. with a salute to the flag.

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

President's Comments:

1. As many of you may know, the Clubhouse was hit by lightning on August 1, 2019. Our Computers, Telephones, Fire and Safety Systems and FOBS were affected. Most items have been repaired and or replaced and fortunately we were covered by insurance less our "deductible". The Board wants to thank everyone for their patience and understanding.
2. **IMPORTANT NOTE:** Lauderdale West is a community of independent, privately owned, single family homes and condominiums. The Association is responsible for the repair and replacement of the roofs. The Association is also responsible to paint the surface of your home. I refer everyone to read our docs which describe the limits of the Associations' responsibility. Homeowners are responsible to maintain their own private residence.
3. **Special Thank you** to all our volunteers who work in the Business Office, helping the Board do the work of the Association. The Business Office is located on the first floor of the Clubhouse and is open Monday to Friday from 9AM to 12Noon. If these hours are not convenient for you, you can call the office and we will try to set something up at your convenience.
4. **Special Thank you** to Jeff Fleisch who used his time and talent to paint the JBA auditorium sign and all the lobby frames for us. Jeff is also responsible for power washing the clubhouse exterior walls again.
5. **Special Thank You** to Sam, Cindy and Henry for their extended time in monitoring the front and rear doors of the Clubhouse while our FOBS are out.
6. **Exterminating:** The Association has reevaluated our exterminating policy. Bernadette Brodmerkel, our newest director is in charge of exterminating for the Board. The Association will continue to spray the exterior of your home for ants

and spiders every other month. We will continue to exterminate the interior of homes upon request 2x each year. After 2 times the homeowner can engage an exterminator at their own expense. We want to remind all residents that the Association does not exterminate the interior of homes for bedbugs, fleas, roaches or rodents which are brought into the home from the outside. Most of our homes are situated on lakes and canals so we are naturally prone to rodent infestations. Bait Boxes have been placed around homes that have been selected by our Vendor, Dead Bug Edwards. They are refilled with bait regularly and must not be touched or moved. Homeowners are responsible for making sure that there is no exterior access for rodents to enter the home. Homeowners who feel that they require more frequent exterminating are encouraged to engage an exterminator at their own expense.

7. **Gutters:** This was discussed at the board meeting on July 22 and I have been asked to say it again. It is the homeowner's responsibility to install, maintain and monitor the gutters on their home. If damage to soffits or fascia is caused by gutters that have not been cleaned out, the Homeowner will be charged for repairs and corrective maintenance that is not done within 30 days.
8. **Exterior Maintenance Project:** Our Maintenance man Pete will be going around our community on Tuesdays checking residences for damaged gutters, soffits, fascia, broken windows and screens. Homeowners will be charged for repairs and corrective maintenance that is not done within 30 days.
9. **Bus Schedule:** All residents who use the Lauderdale West Bus will be asked to sign in before boarding the bus. No one will be permitted to ride the bus without signing in. The schedule will not change. All pickups will be from your residence. Residents must be outside ready for pick up. Drop offs will be at designated stops only. Pete will not be permitted to drop off residents any other place. Pete will note those residents who will not require a return trip.
10. **FOBS:** Parts should be in Wednesday and they should be working by Wednesday afternoon.
11. **Budget Meeting:** Our first budget meeting, we had two (2) people attend. Our second budget meeting, we had four (4) people attend. If you want to be informed, you need to come to the budget meetings.

Bernadette made a motion to waive the reading of the Board of Director Meeting minutes for July 22, 2019 and the Budget Meeting minutes for July 23 and July 30, 2019. Seconded by **Audrey Hermelin**. Vote taken. All in favor. Motion approved.

Marlene Newman made a motion to approve the Board of Director Meeting minutes for July 22, 2019 and the Budget Meeting minutes for July 23 and July 30, 2019. Seconded by Bernadette Brodmerkel. Vote taken. All in favor. Motion approved.

Unfinished Business:

Status of refreshing the hallways in the Main Clubhouse: Jennie Lipari said the molding will be installed. The furniture will be delivered in five (5) to six (6) weeks.

Status of the renovation of Room 113 in the Main Clubhouse: Jennie Lipari said the kitchen looks very nice.

Status of LW parking lots resealing/resurfacing: Johnny McClean said the parking lots will be resealed and resurfaced beginning September 3rd. It will take approximately three (3) weeks to complete.

Status of renovation of the LW Satellite Clubhouse Shower/Restrooms: Barbara Bucci said they are picking up tiles for the walls and the divider for the bathroom stalls has been ordered.

New Business:

Motion to approve request for meeting room use: Marlene Newman made a motion to approve a room rental for a Birthday Party on September 21st, 2019. Paperwork needs to be notarized. Seconded by Pauline Gosselin. Vote Taken. All in favor. Motion approved.

Motion to approve requests for Sales and Rentals: Barbara Bucci made a motion to accept the following sales and rentals:

Sales:	8-1001	8730 NW 17 th Pl.
	8-0810	1401 NW 85 th Ave.
	7-0066	1050 NW 84 th Ave.
	8-1104	8840 NW 15 th St.
	7-0333	8637 NW 18 th St.

Lease Renewal: 7-0003 1011 NW 85th Ave. 7-1-19 to 6-30-20
7-0235 8544 NW 10th St. 8-1-19 to 7-31-20
8-0789 8545 Campanelli Dr 8-1-19 to 7-31-20

All met the criteria, and everything is in order. Seconded Pauline Gosselin. Vote Taken. All in favor. Motion approved.

Roof Report: Audrey Hermelin gave the following roof report:

SFH 1181 NW 89 th Ave.	Tile roof and flat deck	\$18,225
1170 NW 89 th Way	Tile roof and flat deck	\$18,225
8981 NW 12 th St.	Tile roof and flat deck	\$18,225

Announcement of Parties and Shows: Sons De Cuba will be performing on Saturday, August 17th. \$10 for residents, \$17 for guests. Lauderdale West Social Club Brunch August 18th, \$7 for guests. Labor Day Party August 31st. \$5 for residents, \$7 for guests.

Report of Officers and Committees:

Marlene Newman said the saltwater pump at the small pool is three (3) years old. Bearings are starting to squeak. They are custom made. The cost is \$1,655 plus tax. The pump has approximately two (2) weeks left. Marlene also said that the Labor Day Party will include snacks, such as soda, coffee and a surprise dessert.

Jennie Lipari wants an investigation as to why the pump lasted only three (3) years.

Barbara Bucci said that there was a six (6) inch pipe break on 17th Street.

Audrey Hermelin wants to thank Jeff Fleisch for painting the boxes in the Accounting Office.

Pauline Gosselin said there was a council meeting on August 14th. It begins at 6:30 p.m. due to revisions of the Plantation City Charter. Those interested in attending need to contact me. The Bus will leave at 6:00 p.m. Pauline also stated that a Mature Driver class is being held in room 111 at the clubhouse on August 28th at 1 p.m. The charge is \$10 to be paid at the time of the class.

Barbara Bucci read the Treasurers report ending July 31, 2019.

Cash – Operating Fund =	\$2,104,198
Cash – Reserves Plex =	\$178,824
SFH =	\$828,304
Total Reserves	\$1,007,126

Past Due Monthly Assessments as of July 15, 2019
Plex Units = Late (17) \$5,602, Legal (5) \$8,204
SFH Units = Late (31) \$11,606, Legal (14) \$30,192

Respectively submitted by Hal Spector, Treasurer

Good & Welfare:

Pinky Trapani said that the food collected for the Veterans totaled \$2,500 to date. She also said the Women of Lauderdale West, Inc. for “Kids in Distress” is having a Casino night on Saturday, November 9th. Doors Open at 6 p.m. – play 7 to 10 p.m. Prizes galore. There will be music and singing and an Italian dinner. Proceeds will buy special bikes for the children. 38 tickets have been sold in six (6) days.

Jay Stahl said that the clubhouse had been hit by lightning years ago. The board might consider looking into getting a lightning arrester system. Jennie replied that we are in the process of getting bids. Jay also

mentioned that the City Council meeting starts at 7:30 p.m. but the council will review the charter starting at 6:30 p.m. for one (1) hour. The review of the charter was spearheaded by Mayor Stoner. If interested in what's going on in the city, come at 6:30 p.m.

Motion to adjourn made by Barbara Bucci, seconded by Audrey Hermelin, Vote taken. All in favor. Motion approved. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Pauline Gosselin". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Pauline Gosselin
Recording Secretary