

**LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.**  
**BOARD OF DIRECTORS MEETING**  
**AUGUST 26, 2019**  
**DRAFT**

**Jennie Lipari** opened the meeting at 10:00 am with a salute to the flag.

**Joanne Hill took roll call:** Present were Jennie Lipari, Joanne Hill, Hal Spector, Pauline Gosselin, Barbara Bucci, Audrey Hermelin, Johnny McLean, Kristi Woods and Bernadette Brodmerkel. Absent were Rosemarie Demmons and Marlene Newman. 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 individual, 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, provide lawn maintenance and irrigation and to provide cable TV service. I refer everyone to read our docs which describe the limits of the Associations' responsibility. Homeowners are expected to be responsible and 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, oversees 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 homeowners' 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 awnings, 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.

**Joanne Hill 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 Kristi Woods. Vote taken. All in favor. Motion approved.

**Kristi Woods 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 painting is done.

**Status of the renovation of Room 113 in the Main Clubhouse:** Jennie Lipari said the kitchen is done. The floors have been stripped and polished. Two (2) of the fans are not working and will be replaced.

**Status of LW parking lots resealing/resurfacing:** Johnny McClean said the parking lots will be resealed and resurfaced beginning September 3<sup>rd</sup>. When the parking lot is available for parking, Jeff will put the information on enews and the Web site.

**Status of LW Dock repair in Main Clubhouse:** Kristi Woods said the dock is in flux. Supervisor from Bayshore was presented with a list of problems that need to be resolved.

**Status of renovation of the LW Satellite Clubhouse Shower/Restrooms:** Barbara Bucci said the tiles are in and once the tiles are installed, the dividers will be put in.

**New Business:**

**Motion to assess a fine against Andes & Ana Gonzalez, Unit #8-1365 at 1141 NW 90<sup>th</sup> Way, Plantation FL for violating the association documents by the following:**

- Allowing a person under the age of 18 to reside in the home.
- Allowing a POD storage container to remain on property after 7 days.

Jennie Lipari said the fines total \$200. If the child doesn't leave in one (1) month, a fine will be levied again. We can fine them up to \$1,000 and after a certain point, we can evict them. They have been sent numerous letters by our attorney and have made several promises. The realtor went several times and they wouldn't let him in the house. Kristi Woods made a motion to assess the fine. Seconded Joanne Hill. Vote taken. All in favor. Motion approved.

**Motion to assess fine against Phyllis Samuelson, Unit #8-0781 at 1601 NW 85<sup>th</sup> Avenue, Plantation FL for violating the association documents by the following:**

- Failure to maintain the exterior of home.
- Failure to remove plantings and trees on the common area.

Jennie Lipari said the fines total \$200. She also said there are maintenance employees going around and checking on homes that are in violation of our documents. Kristi Woods made a motion to assess the fine. Seconded by Audrey Hermelin. Vote taken. All in favor. Motion approved.

**Motion to assess a fine against Judi Hamilton, Unit #8-1139 at 8990 NW 12<sup>th</sup> Place, Plantation FL for violating the association documents by the following:**

- Failure to maintain the exterior of home and failing to provide a lease renewal.

Judy Hamilton said that lease is current, and all the exterior work has been done. Jennie replied that the fine of \$100 is not being assessed at this time pending a post inspection. Hal made a motion to table the fine. Seconded by Joanne Hill. Vote taken. All in favor. Motion to table the fine was approved.

**Motion to approve requests for meeting room use:**

**Pauline Gosselin** made a motion to approve the rental of room 113 for a Birthday Party given by Johnny Aaron. The date is September 28, 2019 from 11 am to 4 pm. All paperwork is in order. Seconded by Joanne Hill. 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:	8-0946	1170 Campanelli Dr.
	8-1164	1120 NW 88 <sup>th</sup> Way

7-0494 8556 NW 12<sup>th</sup> St.  
 8-1196 9010 NW 14<sup>th</sup> St.  
 8-1094 8980 NW 14<sup>th</sup> St.

New Lease: 7-0267 1011 NW 88<sup>th</sup> Ave. 9-1-19 to 8-31-20  
 Lease Renewal 7-0430 1040 NW 87<sup>th</sup> Ave. 8-1-19 to 7-31-20  
 7-0244 8626 NW 10<sup>th</sup> St. 8-10-19 to 8-9-20

All met the criteria, and everything is in order. Seconded by Joanne Hill.  
 Vote Taken. All in favor. Motion approved.

**Kristi Woods made a motion** to approve requests for modifications of units.

8-1147	8940 NW 14 <sup>th</sup> St.	replace windows & doors
7-0136	8448 NW 10 <sup>th</sup> St.	replace AC
7-0136	8448 NW 10 <sup>th</sup> St.	impact windows & sliding doors
8-0861	1430 NW 85 <sup>th</sup> Way	gutters
8-0916	1721 NW 87 Ln	stamped concrete driveway & Front porch

All met the criteria. Seconded by Joanne Hill. Vote taken. All in favor.  
 Motion approved.

**Roof Report:** Audrey Hermelin said there were no roof repairs.

**Announcement of Parties and Shows:** Boardwalk Brothers on Saturday, September 12<sup>th</sup> at 8 pm. \$10 for residents, \$17 for guests. Labor Day Party August 31<sup>st</sup>. \$5 for residents, \$7 for guests.

**Report of Officers and Committees:**

**Joanne Hill** said Blue Stream has three (3) teams working in the plex off of 87<sup>th</sup> Ave. behind the clubhouse. Updates are on the website and posted in the lobby.

**Anna Bender** would like to know if we could possibly have budget meetings in the evening.

**Hal Spector** said the final budget will not be approved until December.

**Jennie Lipari** replied that these are only workshop meetings.

**Joanne Hill** said the meetings will be video recorded and posted on channel 8001 for those residents who cannot attend the budget meetings during the day.

**Pauline Gosselin** said that there is a council meeting on September 11<sup>th</sup>. Those interested should contact me. She said that she and Johnny McClean were looking into starting a neighborhood watch. We are looking for volunteers. Johnny said you need to be alert of your surroundings. Two (2) individuals came to clean a resident's roof. She called the police and the individuals disappeared.

**Hal Spector** discussed the bait boxes, fruit trees attracting rodents. He also discussed installing a camera on the bus. Bill Schmidt, Maryann Foster discussed their ant situation.

**Kristi Woods** said there were several happenings that resulted in the closure of the clubhouse. For reliable information, people need to sign up for emails. You may even sign up on the website.

### **Good & Welfare**

**Anna Bender** wanted to know the status of the movies. Barbara Bucci said they are still looking for volunteers. Need a least five (5) more.

**Nick Sortal, Plantation City Councilman**, said the following:

- He bought casino tickets.
- The census people are doing preparations for taking census.
- Volunteers needed at Broward Schools.

**Pinky Trapani** said the following:

- Thanked the residents for the food collected for the veterans. She and Micki Gaughan collected food in the amount of \$2900. They make sure the food is not outdated.
- Still selling tickets for casino night benefiting "Kids in Distress." The amount will aid in buying strollers and school supplies. There will be an Italian Dinner, free vouchers and additional \$5.00 vouchers.

**Anna Bender** reminded everyone of the October 13<sup>th</sup> event being held between 2:00 pm and 5:00 pm , "Get to Know Your Clubs and Activities." There will be coffee and cake served. **Pinky Trapani** volunteered to give new homeowners a tour of Lauderdale West Clubhouse if requested.

**Maryann Foster** discussed her ant situation. Suggested a schedule. **Eileen Travis** said Amazon sells Ant Plugs.

**Motion made by Kristi Woods** to adjourn the meeting. Seconded by Barbara Bucci. Vote taken. All in favor. Motion approved. Meeting adjourned at 11:20 a.m.

**Respectively Submitted,**



**Pauline Gosselin, Recording Secretary**