

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
AUGUST 6, 2018
ADOPTED: SEPTEMBER 12, 2018

MEETING opened by Joanne Hill on August 6, 2018, at 7:30 PM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the Board Meetings of July 25, and August 1, 2018. Seconded by Kristi Woods. Joanne Hill asked if there were any comments, corrections or discussion. There were none. Vote taken, all yes. Motion approved. Motion made by Micki Gaughan to approve the Minutes of July 25, and August 1, 2018. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that it is being worked on.

Status of telephone directory: Micki Gaughan stated she was moving ahead with this. Almost everyone has been imputed but checking the new residents and those that do not want their numbers published. This week she is hoping to provide the Board with photos she would like to use on the cover. Printer has all ads.

Status of LW private road re-sealing and parking lot re-sealing: Kristi Woods told us that Johnny McLean has just started reviewing the project and the documents accumulated.

Status of LW deck repair at main clubhouse: Kristi Woods said she was trying to get to the bottom of it and is staying on top of it. We have the engineering plans.

New Business: Micki Gaughan made a motion to approve the expenditure of not more than \$3,000.00 for the purchase of a Trailer Mounted Watering Unit from Tuflex Manufacturing Co. Seconded by Kristi Woods. Joanne Hill stated that we are purchasing this trailer with a 100-gallon water tank. This has a pump so we can use the water from the lakes and canals. We must plant 45 new trees that the City of Plantation mandated that we plant. As you may be aware, for every one tree we remove, the City requires us to plant three in its place. They also require that they be field grown trees which means that they are grown in the ground as opposed to in pots. Because of Hurricane Irma those trees were not available. These new trees must be watered every day for 30 to 45 days; then every other day for the same period of time. Barbara Bucci said the trailer was currently being manufactured. Kristi Woods mentioned this can also be used for pressure washing walkways, sidewalks, the clubhouse and many other uses. Barbara mentioned the entrance columns. Marlene Newman asked about windows. Joanne said she believe so if used in conjunction with a power washer. Bob Newman asked if we looked into Army surplus units. Joanne said she would rather go with something new. Barbara said this is a four-foot aluminum trailer which will be attached to the Kubota. Vote taken: 9 yes; one no (Hal Spector). Motion granted.

Micki Gaughan made a motion to approve changing the application fee for renters from \$100 to \$150.00. Seconded by Kristi Woods. Rosemarie Demmons stated that we are now doing more extensive background checks on renters and those cost more. The renter will pay the cost.

Room Rentals. Micki Gaughan made a Motion to approve the use of room 113 for a surprise birthday party on Saturday, August 18, 2018 from approximately 5 pm to 10 pm. Seconded by Kristi Woods. Marlene Newman asked the name of the renter. Micki will put that in our mailboxes as this was late and she did not have a time to copy and pass it out. Vote taken; all yes. Motion approved. Micki said that we had both a party and a movie on Saturday evening and there were no issues. This is on a temporary basis and there were no parking problems. She is asking all room renters and their guests to park along the bushes and in the back of the parking lot.

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

Sales:	7-0335	8633 NW 10 St	
	8-0874	1420 NW 86 Lane	
	8-0878	8605 Campanelli Blvd	
New Lease:	7-0430	1040 NW 87 Ave	8-1-18 to 7-31-19
Lease Renewals:	7-0244	8626 NW 10 St	8-10-18 to 8-9-19

All meet our criteria and everything is in order. Seconded by Kristi Woods. Vote taken; All in favor. Motion approved. Barbara Bucci asked how many rental units we have? Rosemarie stated that she does not have a current count as we cannot print the necessary report. Kristi Woods told us that we will have that this week. Frank Lipari asked if we have limits on the number of rental units within the Community. Rosemarie told us there are no limits in our documents. She also believes that if we go beyond 15% rentals, mortgage companies are not apt to issue mortgages in the Community. Jennie stated that insurance companies will also do the same. Marlene Newman asked if we could stop renting. Kristi said may be able to do that in an amendment.

Modifications: Kristi Woods made a motion for modification for Unit 8-0953, 1261 Campanelli Drive to update existing patio. All paperwork is in order. Seconded by Barbara Bucci. Vote taken; all yes. Motion granted.

Roof Report: Joanne Hill gave us the following roof report:

1067 NW 89 Avenue	Tile Roof and Flat Deck	\$16,568.00
1071 NW 89 Avenue	Tile Roof and Flat Deck	\$16,568.00
Hurricane Irma damage:		
8551-8553 NW 11 St	Shingle Roof	\$14,503.50
1132-1134 NW 85 Ave	Shingle Roof	\$14,503.50
8621-8623 NW 11 St	Shingle Roof	\$14,503.50
1074-1076 NW 84 Ave	Shingle Roof	\$14,503.50
1064-1066 NW 85 Ave	Shingle Roof	\$14,503.50
1021-1023 NW 85 Ave	Shingle Roof	\$14,503.50
1052-1054 NW 85 Ave	Shingle Roof	\$14,503.50

Announcement of Shows: Joanne Hill with the assistance of other Board members told us there is a show on Saturday, August 17th at 8 pm in the Auditorium with a comedian and a singer. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale.

Marlene Newman reminded us about our Party Time entitled "9 to 5" on Saturday, September 8th. This is a theme party and we should all dress in how to make a living. There is a DJ and tickets are \$3 for residents and \$5 for guests. There will be gifts for the most imaginative costumes.

Barbara Bucci told us the movie on Thursday the 9th at 2 pm is the classic South Pacific.

Director's Reports: Micki Gaughan apologized for the LW News not being delivered on time. There was a problem with the mailer and a broken machine. All newsletters are out for delivery.

Johnny McLean introduced himself. His lovely wife is Barbara Blake who volunteers at the clubhouse. They have lived here for three years. He was born in Jamaica and came here in 1964. He was in the Air Force, went to college and became an accountant in NYC. Moved to FL in 1981 and worked for the US Government as an immigration inspector. He retired in 2013 and wants to bring his experience to the Board.

Jennie Lipari introduced herself and told us she has been living in LW for a year. She was a nurse practitioner. She was on a previous board for 8 years, seven of which as president. She hopes to bring her experience to LW. She is head of the Compliance Committee and would like to pursue complaints and clean up our area.

Good and Welfare: Lorraine Byer welcomed Jennie and Johnny and asked where they see themselves at the end of their term. Jennie said she hopes to be running for official election and to be a viable member of this Board so we can identify how we can be better and work together and get others to participate. Johnny sees a lot of non-participation in residents. His wife, Barbara, volunteered during the amendment process and worked very hard. A lot of people tend to complain and only talk. He would encourage more people to participate not only on the Board but through our activities. He finds LW to be a cohesive and friendly Community and he would like to do whatever he can to make it a safer place because we are in some troubling times. His background is in law enforcement. He is here to make this Community a better place to live.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 8:05 PM.

Respectfully submitted:


Jeane Hill