

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 23, 2019
ADOPTED OCTOBER 28, 2019

Jennie Lipari opened the meeting at 7:35 pm with a salute to the flag.

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

President's Comments:

- The Board is continuing to move forward to plan for 2020. I would like to thank each board member for their time and talent in working together for the Association. We have a strong team and we are getting things done. We are working hard to correct some of the policies and practices of past boards, specifically those decisions that were made 10-25 years ago that did not enforce our documents. We know that we are making unpopular decisions, but please know that they need to be done because they are important decisions, and we will continue to perform our fiduciary duty in the best interest of Lauderdale West. Board members have identified information that needs repeating to both new and old residents and have asked me to discuss these topics at our board meetings. If any resident has a topic that they feel we need to remind neighbors, please let us know.
- Lightning Strike: We took a bad hit. New issues are being discovered weekly and we are still working on repairing the damage. We have filed the necessary claims with our insurance company.
- Fruit Trees: We have received complaints of strangers and residents "stealing fruit" from our neighborhood trees at all hours

Please be respectful and ask the homeowner who lives closest to the tree before removing fruit.

3. Parking Lot: There is no overnight parking allowed in any of our parking lots. We have 2 parking lots at the main clubhouse, 1 at the satellite clubhouse, and 1 at the park. Unfortunately, last week we had to tow 2 cars that were left overnight before the paving project could start. If you need to park any vehicle overnight in our parking lots, you need written permission from the Board of Directors.
4. Exterminating: The board is evaluating proposals from 3 companies because our current contract will end with Dead Bug Edwards. Exterminating policies may change in the future.
5. Feeding Wildlife: The Board continues to receive complaints of residents feeding ducks, squirrels, geese and iguanas. Please stop. You will be fined. Neighbors are suffering with animal poop on cars and driveways.
6. Pools: Pools are open from 7:00am to 7:30pm. Please remember that when the Board posts a notice that the swimming pools at the main clubhouse and the satellite clubhouse are closed, we remove all safety equipment. If anyone is found in the pool when the pools are officially closed, we will be fined by the City and County. Remember, no one can be in the pool when it is raining, lightning or thunder.
7. Exterior Maintenance: The hurricane watch, and warning are over. All awnings should be in the upright position unless you have received written permission from the board to keep them down. It is a good opportunity to clean, paint and repair your awnings before opening them. Closed awnings

may let strangers think that no one is home and they may try to gain entry. Homeowners are responsible to maintain their awnings.

Audrey Hermelin made a motion to waive the reading of the Board of Director Meeting minutes for August 12, 2019 and the Budget Meeting minutes for August 23, 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 August 12, 2019 and the Budget Meeting minutes for August 23, 2019. Seconded by Marlene Newman. Vote taken. All in favor. Motion approved.

Unfinished Business:

Status of LW parking lots resealing/resurfacing: Johnny McClean said the parking lots have been resealed and resurfaced. It will take a year for curing and once its cured, it will be gray in color, not black. Some of the curbing needs to be replaced.

Status of LW Dock repair in Main Clubhouse: Kristi Woods said the company is in the process of working up a proposal. Walkway is currently unsafe. In the process of getting a bid from the company. The walkway needs to be in compliance with ADA. Audrey Hermelin commented that the company should honor their responsibility. Kristi responded that she has raised the issues with the company, and they will correct our concerns.

Status of renovation of the LW Satellite Clubhouse Shower/Restrooms: Barbara Bucci said Mark is almost finished with the tile.

New Business:

Motion to approve requests for meeting room use: Marlene Newman said there were no meeting rooms requests. She said there was an incident where a resident decided to use the room without renting the room. In addition, she added that only one person doing line dancing is a resident, all others are outsiders. She is on top of it.

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

Sales:	8-1373	8870 NW 10 th Ct.	
	8-0778	1631 NW 85 th Ave.	
	8-1194	1161 NW 90 th Ave.	
	8-1369	1151 NW 90 th Way	
	8-1329	1061 NW 88 th Way	
	8-1313	1041 NW 90 th Ave	
	8-1395	1160 NW 90 th Way	
New Lease:	7-0466	8621 NW 11 th St.	9-29-19 to 9-28-20
	7-0312	1040 NW 88 th Ave.	9-6-19 to 9-5-20
Lease Renewal	8-0714	8220 NW 12 th Ct.	8-1-19 to 7-31-20
	7-0216	1050 NW 85 th Ter.	8-1-19 to 7-31-20
Lease Renewal	7-0098	1073 NW 83 rd Ave.	9-1-19 to 3-31-20
	8-0753	1631 NW 82 nd Ave.	9-1-19 to 8-31-20
	7-0244	8626 NW 10 th St.	8-10-19 to 8-9-20
	7-0516	8635 NW 12 th St.	9-1-19 to 8-31-20
	8-0604	8216 NW 12 th Pl.	9-1-19 to 8-31-20
	8-0603	8220 NW 12 th Pl.	7-31-19 to 7-30-20
	7-0329	8647 NW 10 th St.	7-12-19 to 7-11-20
	7-0490	8546 NW 12 th St.	9-13-19 to 9-12-20
	7-0395	8640 NW 10 th St.	10-1-19 to 7-30-20
	8-0714	8220 NW 12 th Ct.	8-1-19 to 7-30-20

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

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

8-0967	1530 NW 87 th Ter.	impact front door
7-0166	1074 NW 83 rd Ave.	impact sliding glass door
8-0791	8553 N. Campanelli	gutters

All met the criteria. Seconded by Barbara Bucci. Vote taken. All in favor. Motion approved.

Roof Report: Audrey Hermelin gave the following roof report:

SFH	8553 Campanelli Blvd	Tile Roof & Flat Deck	\$18,225
	8441 NW 12 th Pl.	Tile Roof & Flat Deck	\$18,225
	9011 NW 10 th Ct.	Tile Roof & Flat Deck	\$18,225
	1321 NW 87 th Ln.	Tile Roof & Flat Deck	\$18,225
	8941 NW 13 th St.	Tile Roof & Flat Deck	\$18,225
	1190 NW 89 th Ave.	Tile Roof & Flat Deck	\$18,225
	9011 NW 12 th St.	Tile Roof & Flat Deck	\$18,225
	1170 NW 90 th Ave.	Tile Roof & Flat Deck	\$18,225
	8217 NW 12 th St.	Tile Roof & Flat Deck	\$18,225
	1055 NW 90 th Way	Tile Roof & Flat Deck	\$18,225
	1131 NW 89 th Ave.	Tile Roof & Flat Deck	\$18,225
	1601 NW 87 th Ter.	Tile Roof & Flat Deck	\$18,225

Plex	1040-1042 NW84th St.	Shingle Roof	\$15,500
	8821 NW 15th St.	Repair	\$ 3,225

Hurricane (4 Plex)

	8531 to 8537 NW 12 th St.	Shingle Roof	\$27,200
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Audrey Hermelin asked the status of the movies. Barbara Bucci replied they currently have six (6) volunteers and we need eight (8) volunteers.

Good & Welfare

Pinky Trapani discussed awnings that are still down; thanked everyone for buying tickets to Casino Night and doing a walk through prior to her Casino Night.

June Asaro asked when we were going to get movies. **Barbara Bucci** replied that she will meet with the volunteers to see if they are qualified.

Anna Bender said there were a lot of broken partitions and a lot of puddles. **Jennie Lipari** replied in order to remove the puddles that were bad, they would have to totally gut the parking lot. They did the best they could.

Eileen Travis asked if we could have Tai Chi. **Marlene Newman** replied that the instructor never called her back.

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.

Respectfully submitted,



Pauline Gosselin, Recording Secretary